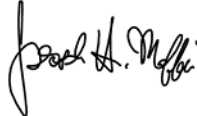


**REVIEW MEMORANDUM #2**

DATE: March 24, 2020
TO: Ocean City Zoning Board
FROM: Joseph H. Maffei, P.E., P.P., C.M.E. 
EDA #: OC-135Z
OCEAN CITY APP. #: ZBA 20-003
MEETING DATE: TBD
RE: Block 111, Lot 12
6 First Street
APPLICATION TYPE: Variance Application
APPLICANT: Ronald G. Shaiko
ZONE: North End R-1 Neighborhood Zone
PLANS PREPARED BY: Schwab Land Surveying and Planning, LLC & Kevin C. Greene Architect

Sheet	Description	Prepared By	Date	Latest Rev. Date
---	Survey of Existing Improvements	Schwab Land Surveying and Planning, LLC	1/24/20	2/10/20
Z-1	Plot Plan, Maps, Zoning Schedule	Kevin C. Greene Architect	2/5/20	3/5/20
Z-2	Floor Plans & Building Elevations	Kevin C. Greene Architect	2/5/20	3/5/20
Z-3	200' List	Kevin C. Greene Architect	2/5/20	---

The following additional documents were reviewed:

- Zoning Board Application dated 2/12/20;
- Correspondence from Mark H. Stein, Esq dated 2/18/20;
- Memorandum from Lt. Brian Hopely dated 2/26/20;
- Report from the Ocean City Construction Office dated 2/13/20 & 2/18/20;
- Report from the Ocean City Zoning Office dated 2/13/20;
- Report from the Ocean City Municipal Engineer dated 2/20/20; and
- Report from the Ocean City Shade Tree Office dated 2/26/20.

Zoning Requirements – North End R-1 Neighborhood Zone

<u>Principal Structure</u>	<u>Required/ Allowed</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance</u>
Use	1 Family	1 Family	1 Family	NO
Minimum Lot Area (Interior)	4,000 SF	1,200 SF	1,200 SF	NO ⁽⁴⁾
Minimum Lot Width (Interior)	40'	24'	24'	NO ⁽⁴⁾
Min. Lot Frontage (Interior)	40'	24'	24'	NO ⁽⁴⁾
Minimum Setbacks:				
Front Yard	10'	3.6' ⁽¹⁾	7.61'	YES
Side Yard (E)	4'	2.1' ⁽¹⁾	2.5'	YES
Side Yard (W)	4'	4.3'	4.0'	NO
Side Yard (Total)	8'	6.4' ⁽¹⁾	6.5'	YES
Rear Yard	12.5'	7' ⁽¹⁾	3.24'	YES
Minimum Lot Depth	50' ⁽²⁾	50'	50'	NO
Maximum Building Height	30'	17.8'	32.6'	YES
Total Stories	2.4	2	2.4	NO
Maximum Floor Area Ratio	84%	95%	118%	YES
Maximum Building Coverage	35%	54.2% ⁽¹⁾	53%	YES
Maximum Impervious Coverage	60%	60.3% ⁽¹⁾	65.3%	YES ⁽³⁾
Minimum # Parking Spaces	2	0 ⁽¹⁾	2	NO
Minimum Garage Setback	18'	N/A	N/A	NO
Minimum Parking Setback	1'	N/A	1'	NO
Maximum Roof Eave Height	19'	N/A	16.72'	NO
Gutters	Required	None	Provided	NO

(1) Existing Non-Conforming Condition

(2) Existing Lot Depth at time of Ordinance adoption Section 25-204.18.5, footnote (4)(a).

(3) Stormwater Recharge System provided

(4) Existing Condition at time of Ordinance adoption Section 25-105.3.e

Project Description

The applicant is seeking Variance Relief to demolish an existing single-family dwelling and construct a new single family dwelling.

Review Comments:

Based on our review of the project documents, we offer the following comments:

1. “C” Variances for the following are required:
 - Minimum Front Yard Setback (Section 25-204.18.5)
 - Minimum Side Yard Setback (Section 25-209.3, Schedule C)
 - Minimum Total Side Yard Setback (Section 25-209.3, Schedule C)
 - Minimum Rear Yard Setback (Section 25-204.18.5)
 - Maximum Floor Area Ratio (Section 25-204.18.5)
 - Minimum Building Height (Section 25-209.5, Schedule D)
 - Maximum Building Coverage (Section 25-204.18.5)
 - Maximum Impervious Coverage (Section 25-204.18.5)
2. The following existing non-conforming conditions exist:
 - Minimum Front Yard Setback (Section 25-204.18.5)
 - Minimum Side Yard Setback (Section 25-209.3, Schedule C)
 - Minimum Total Side Yard Setback (Section 25-209.3, Schedule C)
 - Minimum Rear Yard Setback (Section 25-204.18.5)
 - Maximum Building Coverage (Section 25-204.18.5)
 - Maximum Impervious Coverage (Section 25-204.18.5)
 - Number of Parking Spaces (Section 25-300.12)
 - Gutters (Section 25-300.16.1.f)
3. The Zoning Schedule shall be revised to update the required Lot Depth and Gutters as listed in our schedule.
4. Both parking spaces require a vehicle to enter or exit on an angle.
5. It shall be demonstrated, or the plan revised, to ensure the spaces are safely accessible.
6. The overall building dimensions shall be shown on the Plot Plan and Grade Level Plan.
7. Details shall be provided for the stormwater recharge trench.
8. An Engineer’s Estimate of all site improvements shall be provided.
9. A Performance Guaranty and inspection escrow for all public improvements shall be provided.
10. Any plan revisions as required from any approval must be completed.

JHM/jm
Enclosures

cc: Jaime M. Felker, Board Secretary
Ken Jones, Zoning Officer
Ronald G. Shaiko, Applicant
Michael A. Fusco, II Esq.
Kevin C. Greene, R.A.
James E. Schwab, PLS
All above via email



Picture 1
View of front of existing house on 2-25-20



Picture 2
View of rear of property and alley on 2-25-20



Picture 3

View of the side yard between the subject property on the left and the adjacent property looking south on 2-25-20



CITY OF OCEAN CITY
DIVISION OF PLANNING
115 12th Street
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PART II
DEVELOPMENT APPLICATION

PLEASE COMPLETE ALL SECTIONS OF THIS APPLICATION

CHECK ONE: ZONING BOARD APPLICATION X PLANNING BOARD APPLICATION _____

A. Applicant's Name: RONALD G. SHAIKO

Applicant's Mailing Address 7 Austin Avenue, Unit #3, Hanover, NH 03755

*Applicant's E mail Address Ronald.G.Shaiko@Dartmouth.edu or michael.fuscoii@fuscolawoffice.com

Phone Number (Home) 603-359-3144 or 603-646-9146 (Work) c/o Michael A. Fusco, II, Esq. @ 609-398-6742;

Owner's Name Same as applicant

Owner's Mailing Address SAME AS ABOVE

Relationship of applicant to owner (i.e. same person, tenant, agent, purchase under contract or other)
(Circle one)

Location of Premises 6 1st STREET, OCEAN CITY, NJ
(Street address)

Block(s) 111 Lot(s) 12 Zone North End R-1 Neighborhood Zone

B. Description the application: Request is hereby made to demolish an existing, two story, single family seasonal dwelling which does not meet current construction and flood code requirements, and has ten pre-existing bulk nonconformities associated therewith as reflected on the Plans which are included with this Application. The proposed replacement, year-round, single-family dwelling will reduce the pre-existing number of bulk nonconformities from ten to six, and of those remaining six, four will be improved from their existing conditions. Two additional Variances are being requested, being brought about as a result of the desire to add a third habitable floor, conforming in area when compared to the floor beneath it, but which addition requires a Height Variance and a Floor Area Ratio Variance due to the additional square footage contained in the proposed third habitable floor. The current dwelling contains 1140 square feet, while the proposed dwelling is to contain 1400 square feet, with most of the additional 260 square feet of area being within the proposed third habitable floor.

Please check the type(s) of approvals requested:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Major Subdivision | <input checked="" type="checkbox"/> "C" Variance | <input checked="" type="checkbox"/> "D" Variance |
| <input type="checkbox"/> Preliminary Site Plan | <input type="checkbox"/> Final Site Plan | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Appeal |
| <input type="checkbox"/> Interpretation | <input type="checkbox"/> Use Variance | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Amendment |



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D. Request is hereby made for permission to remove an existing two-story, season single-family dwelling in order to replace it with a new 2.4 single-family dwelling which will require variance relief, but will be fully Construction Code and Flood Code compliant.

1) Said property is: 24' in width by 50' in depth and contains 1200 square feet.
and has the following structures: a two-story, wood frame single family dwelling

2) Size and setbacks of existing building:

Width of building: <u>17.6' including the bay window</u> <u>on the alley side of the property.</u>	Length of building: <u>39.4'</u>
Height: <u>17.8' above B.F.E. Plus 3'</u>	Stories: <u>2</u>
Front: <u>3.6' to porch/5'+/- to building wall</u>	Rear: <u>7'</u>
Side: <u>(alley) 3.6' to building/2.1' to "bump out"</u> <u>in center of building</u>	Side: <u>(Bay side) 4.3' to building wall/</u> <u>lesser to steps and shower on Bay side of building</u>
% Building Coverage: <u>54.2%</u>	% Impervious Surface Coverage: <u>60.3%</u>

3) Size and setbacks of proposed building:

Width of building: <u>17.5' (including bay window)</u>	Length of building: <u>39.15'</u>
Height: <u>32.6' above B.F.E. +3'</u>	Stories: <u>2.4</u>
Front: <u>7.61' to building wall</u>	Rear: <u>3.24'</u>
Side: <u>(alley) 4' to the building wall/2.5' to "bump out"</u> <u>in center of building.</u>	Side: <u>(Bay side) 4' to building wall/.5' to</u> <u>stairway</u>
% Building Coverage: <u>53%</u>	Impervious Surface Coverage: <u>Less than 60%</u>

4) Date property acquired and prevailing zoning at time of acquisition: 1992/1993/R-1 Neighborhood

5) Has there been any previous appeal, requests or applications to this or any other City Boards, Construction Official, or other City Official involving these premises? YES _____ NO X



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- 6) When Variance approvals are requested:
- Describe the exceptional conditions of property preventing application from complying with Zoning Ordinance.
 - Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

The current single-family structure located on the subject property is a seasonal residence which is not heated or air-conditioned and contains 1140 square feet (+/-) of living space which property is sufficient for seasonal use, only. The Owner/Applicant is a Professor at Dartmouth University in New Hampshire, is approaching retirement and wishes to make his permanent home in Ocean City at this location upon his retirement, as the location has a significant family history which the Owner/Applicant wishes to preserve.

The current building has ten, pre-existing, bulk nonconformities associated therewith, including front yard setback, rear yard setback, individual side yard setback, combined side yard setback, building coverage, impervious surface coverage, off street parking, street trees, floor area ratio and maximum roof eve. The proposed structure will reduce the ten pre-existing non-conformities to six, as impervious surface coverage will be brought to conformity; off street parking will be brought to conformity; street trees will be brought to conformity, and maximum roof eve will be brought to conformity. Additionally, four of these six remaining non-conformities will be improved from those which currently exist, including front yard setback, side yard setback, total side yard setback, and building coverage. Two new Variances are being requested, a Height Variance and increase in Floor Area Ratio Variance to permit the proposed dwelling to contain a third habitable floor which is conforming in area when compared to the floor below.

The proposed building will be fully compliant with flood elevation requirements, as well as all construction requirements, and the proposed building will contain architectural and finish material, as well as architectural design, which will place it harmony with the existing properties to its west in the subject half block which has been undergoing redevelopment in recent years. The proposed building will be similar in size and height to the properties located to its west in the subject half block, all of which, as indicated, have been recently re-developed and received variance relief in order to accommodate that redevelopment. Even though this proposed building requires a Height Variance, it will not be any higher than its neighbor to the West at the corner of 1st and Bay Avenue.

This property presents a "unique" situation to its owner, as well as significant hardship for redevelopment. It is the smallest lot in the portion of the North End Neighborhood north of 5th Street. The only lots that are smaller than this lot within the North End Neighborhood are those to the south of 5th Street which contain row homes which have zero side yard setback. This is the smallest lot in the entire zone which is subject to development with a detached, single family dwelling. The Height Variance is brought about because this property happens to be adjacent to an existing alley. Were it not adjacent to an alley, its height would be conforming as reflected by the redeveloped properties to its west which did not require Height Variance relief.

The size of the lot and the lot being adjacent to the alley present exceptional practical difficulties in order to provide two off street parking spaces for the property which must be accessed from the alley and required substantial design efforts to accommodate the two onsite parking spaces for the property. The traditional ability to enter the rear of the property from an alley for parking space access cannot be accommodated by this property given its size and location. Realistically, this particular lot is one of the most challenging lots for development under current Ocean City Zoning Standards, based on its size and location, to accommodate a modest, single family, year-round residence. Its overall situation is "exceptional".

Accordingly, this is one of those cases where the C-1 criteria apply to the Bulk Variance requests as a result of the lot size, shape and location, and C-2 criteria apply for the Bulk Variances as the new dwelling will be beneficial by coming into flood and Construction Code requirements, as well as becoming more harmonious with the existing structures to its West in its half block. The proposed home is similar to those which exist, as to its overall size, configuration, design and materials associated therewith. It is respectfully suggested it will provide an attractive neighbor to those properties and create a harmonious relationship among the four properties completing the redevelopment of this subject half block.

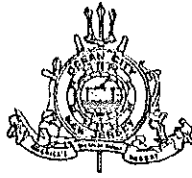
The "special reasons" supporting the Floor Area Ratio Variance as a result of the increase in floor area ratio are the aesthetics associated with the new property, the flood and Construction Code enhancement associated with the new property, the harmony associated with the new property in relation to the other properties in this half-block and the extreme hardship/unique situation this particularly configured lot, its size and location place on its redevelopment with a modest, single family home suitable for year round living. Virtually all of the increased area associated with the floor area increase is brought about as a result of the third habitable floor which, as indicated, from an area content standpoint, is conforming to Zoning standards for such a third habitable floor when compared to the floor below.

Finally, as indicated earlier, this property has significance to the Owner/Applicant due to it being a part of his family for an extended period of time. While this Application which, on first review, appears to be requesting substantial Variance relief, in reality, a reasonable review of the situation in which this property finds itself, as well as how the proposed dwelling compares to the existing dwelling, it is apparent that Owner/Applicant is attempting to remove and improve a number of the Bulk and Code nonconformities associated with the current building, but is required to request a Height Variance due to the fact that this lot happens to adjoin an alley, rather than being a non-alley lot, as well as a Floor Area Ratio Variance in order to add a third habitable floor which conforms to the requirements for its size when compared to the floor beneath it. While the Floor Area Ratio for the proposed building is an increase from the existing building, in reality, virtually all of the additional square footages within the proposed third habitable floor, which is within the footprint of the existing building, which footprint, in point of fact, is smaller than that of the existing building.

7) All applicants must complete the following, as applicable:

Type of construction: (frame, stone, brick, cement)	<u>wood frame</u>
Present use of existing building(s) and premises:	<u>single-family dwelling</u>
Describe any deed restrictions affecting this property:	<u>none</u>
Existing and proposed number of dwelling units:	<u>1 exists / 1 is proposed to remain</u>
Existing and proposed square footage of professional office:	<u>none</u>
Existing and proposed gross floor area:	<u>1140 s.f existing /proposed 1416 s.f.</u>
Existing and proposed parking spaces:	<u>0 existing / 2 proposed</u>
Existing and proposed number of lots:	<u>1 exists and 1 will remain</u>
Portion of lot being subdivided:	<u>n/a</u>
Purpose for which lot will be utilized:	<u>continuing use as a single family dwelling</u>
Facilities for solid waste and recyclables.	<u>will be maintained within the garage area of the property and then moved to the alley for collection on scheduled days.</u>
A photograph(s) of the land and building(s) involved in the application.	
Names, addresses and E-mail of all expert witness proposed to be used:	<u>Kevin C. Greene, R.A.</u>
	<u>337 West Avenue, Ocean City, NJ EM: [ocn architect@aol.com] Phone: 609-408-4065</u>

8) If the applicant is a corporation or partnership, the names and addresses of all stockholders or partners owning 10% or greater interest in said corporation or partnership shall be set forth in accordance with P.L. 1977 Ch. 336. N/A



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ESCROW FEES SUBMITTED
FINANCIAL RESPONSIBILITY STATEMENT

Section 25-1300.15.2 Amounts Specified Are Estimates, of the Ocean City Zoning Ordinance, 88-27, Volume II, reads as follows:

The amounts specified for escrow deposits are estimates, and it is recognized additional escrow fees may be necessary in particular applications. In the event that more than the amount specified for escrow is required in order to pay the reasonable costs incurred, the applicant, shall prior to being permitted to move forward in the approval procedure, or prior to being permitted to move forward in the approval procedure, or prior to obtaining Certificates of Occupancy for any portion of the application project, pay all additional required sums.

I have read Section 25-1300.15.2 and understand that additional escrow fees may be charged at a later date. I herewith agree to pay these additional charged fees. If I fail to pay these fees when requested, I understand that the City will also charge reasonable attorney's fees for the collection of these fees.

Please Print Clearly

RONALD G. SHAIKO

(Name)

7 Austin Avenue, Unit #3, Hanover, NH 03755

603-359-3144 or 603-646-9146

(Daytime Phone)

By: Michael A. Fusco

Michael A. Fusco

Michael A. Fusco, II, Esquire (Signature)

Attorney for the Applicant/Owner

Date: 2/12/20

2/12/20

Note: The application will be deemed incomplete if all information above is not fully completed.



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MICHAEL A. FUSCO, II, ESQUIRE, Being duly sworn
(Name of Attorney Representing)

according to law hereby certifies that the information presented in this application is true and accurate.

x Michael A. Fusco, II, Esquire

Michael A. Fusco, II, Esquire
Signature of Attorney for Applicants/Owners

If applicant is not the owner of the property, have owner sign below or file with application a letter signed by the owner consenting to this application.

The foregoing application is hereby consented to this _____ day of _____, 20____.

(Signature of property owner)

(Address)

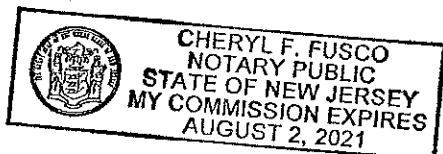
(Telephone Number)

Sworn and subscribed before me:

This 12th day of February 2020

Cheryl F. Fusco

Signature of Person authorized to take oaths - Notary





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PART III

ADMINISTRATIVE COMPLETENESS

APPLICATION CHECKLIST

(Please submit with your application document)

NAME OF APPLICANT: RONALD G. SHAIKO
NAME OF OWNER: RONALD G. SHAIKO
NAME OF PROFESSIONAL(S): KEVIN C. GREENE, R.A.

Required Documents

- a) One original & 5 copies of the application WITH the completed Checklist X
- b) One original & 5 copies of the required plat meeting requirements set forth in Chapter 1500 of the City Ordinance X
- c) Required Application Fees as set forth in Chapter XXX of the City Code X
- d) Copy of CAFRA application or written explanation of why one isn't needed N/A*
*Subject property is not adjacent to a waterway and there is substantial infill development between the existing property and the nearest body of water.
- e) Copy of NJDEP Wetlands application or written explanation of why one isn't needed N/A*
*No wetlands exist on the subject property and none are in proximity thereto, as substantial property development exists between the subject property and the nearest wetlands area.
- f) Current signed and sealed Survey of property (less than 1 year old) X
- g) Other submittals required by Board Professionals (if any) N/A
- h) Written description and justification for Waivers & Variances X
- i) Certified list of persons to whom notice must be sent, as compiled by the proper administrative officer of the appropriate municipality (Tax Assessor). X
- j) Proof from the Tax Collector that real estate taxes and local Assessments have been paid to date X

k) (For Subdivisions only) A Certificate of Title

N/A



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PLAT REQUIREMENTS

VARIANCE §25-1500.6.2

NAME OF APPLICANT: RONALD G. SHAIKO

NAME OF OWNER: RONALD G. SHAIKO

BLOCK: 111 LOT: 12 ADDRESS: 61ST Street, Ocean City, NJ

a. *General Requirements.* The plan for a variance shall be drawn at a scale of not less than twenty feet (20') to the inch, with North oriented to the top of the page, shall conform to the provisions of the New Jersey Map Filing Law, N.J.S.A. 46:23-9.9 et seq., and shall include or be accompanied by the information specified below:

1. The variance plan shall be based upon a current boundary survey prepared in accordance with N.J.A.C. 13:40-5.1, Preparation of Land Surveys, certified to the owner and prepared or recertified not more than twelve (12) months prior to the date of application.

X

2. Spot elevations at all four (4) corners of the subject parcel (oceanfront parcels required two (2) additional spot elevations, one (1) at midpoint on each of the two (2) side lot lines).

X

b. *Title Block.* A title block shall appear on all sheets and include:

1. Title to read "Variance Plan."

X

2. Tax map sheet, block and lot designation.

X

3. Street address.

X

4. Name of the applicant and owner.

X

5. Date (of original and all revisions).

X

6. Name, signature, address and license number of the professional who prepared the plan.

X

c. *Detailed Information.*

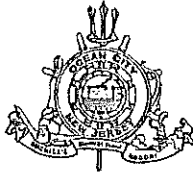
1. A key map (at a scale of not less than one inch (1") equals one thousand feet (1,000') with North oriented to top of the page, showing the location of the subject parcel with reference to surrounding areas, existing streets which intersect or border the parcel, the names of all

such streets and any zone district boundaries and City boundary which is within five hundred feet (500') of the subject parcel.

X

2. The names and addresses of all owners, and property classifications of all parcels within two hundred feet (200') of the subject parcel as shown by the most recent records of the City.

X



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3. A portion of the current Ocean City Zoning Map showing the subject parcel and zone district boundaries, existing easements, watercourses, floodways and flood hazard areas within two hundred feet (200'), and the width of the right-of-way of each street within two hundred feet (200') of the subject parcel.

X

4. A zoning schedule showing all zoning requirements applicable to the parcel in question, existing conditions, proposed conditions and extent of applicant's compliance with the zoning requirements.

X

5. All existing structures, with an indication of those which are to be removed, and the front, rear and side yard dimensions of those to remain, referenced to existing lot lines.

X

6. All proposed private and public easements or rights-of-way and the purposes thereof.

X

7. North arrow.

X

8. Written and graphic scales.

X

9. All required endorsements or certifications and space for the appropriate signatures.

X

10. A copy of any existing or proposed covenants or deed restrictions applying to the land being subdivided or certification that none exists. Such certification may be in letter form signed by a member of the New Jersey Bar, by a title officer or authorized agent of a title insurance company licensed to do business in New Jersey.

N/A

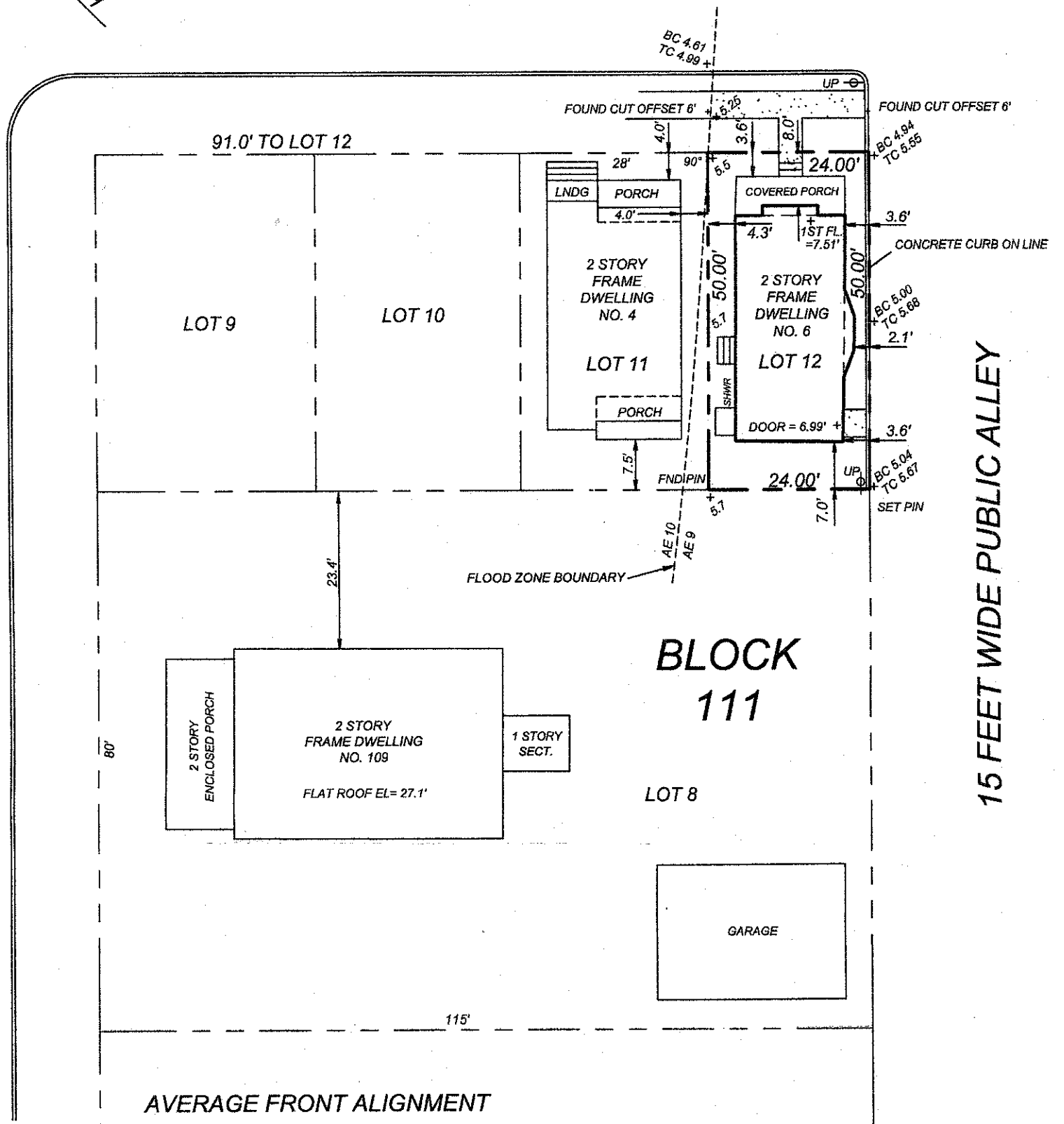
11. Such other information as the Board Engineer and/or Planner may require or request during their review of the application.

**When and if requested by
by the Board Engineer, an appropriate response
will be provided.**

BAY AVENUE
(75' WIDE)

FIRST STREET (60' WIDE)

NORTH



AVERAGE FRONT ALIGNMENT

LOT NO.	SETBACK	MEASURED TO
9	3.4'	DWELLING
10	4.0'	COV. PORCH
11	4.0'	COV. PORCH
12 (PIQ)	3.6'	COV. PORCH
13	3.4'	DWELLING
14	3.4'	DWELLING
AVERAGE	3.6'	

AVERAGE REAR ALIGNMENT

LOT NO.	SETBACK	MEASURED TO
9	7.2'	DWELLING
10	7.8'	PORCH
11	7.5'	PORCH
12 (PIQ)	7.0'	DWELLING
AVERAGE	7.4'	

+ X.X = EXISTING NAVD 1988 ELEVATION

EXISTING COVERAGE

LOT AREA- 1,200 SQ.FT.
BUILDING AREA- 650 SQ.FT., 54.2%
IMPERVIOUS AREA- 723 SQ.FT., 60.3%

2-17-20 ADD FLOOD ZONE BOUNDARY
2-10-20 CALCULATE COVERAGE
2-6-20 REVISED FLOOR ELEVATIONS

ISSUED TO: RONALD SHAIKO

SURVEY OF
EXISTING IMPROVEMENTS

~~~NOT FOR CONVEYANCE~~~

LOT 12 BLOCK 111  
CITY OF OCEAN CITY  
CAPE MAY COUNTY, NJ

DATE : JAN. 24, 2020 SCALE : 1" = 20' DWN.BY : JES

SCHWAB LAND SURVEYING  
AND PLANNING, LLC

8 EAST 10TH STREET  
OCEAN CITY, NJ 08226

TELE 609-398-0565 FAX 398-1861

CERTIFICATE OF AUTHORIZATION NO. 24GA28101600

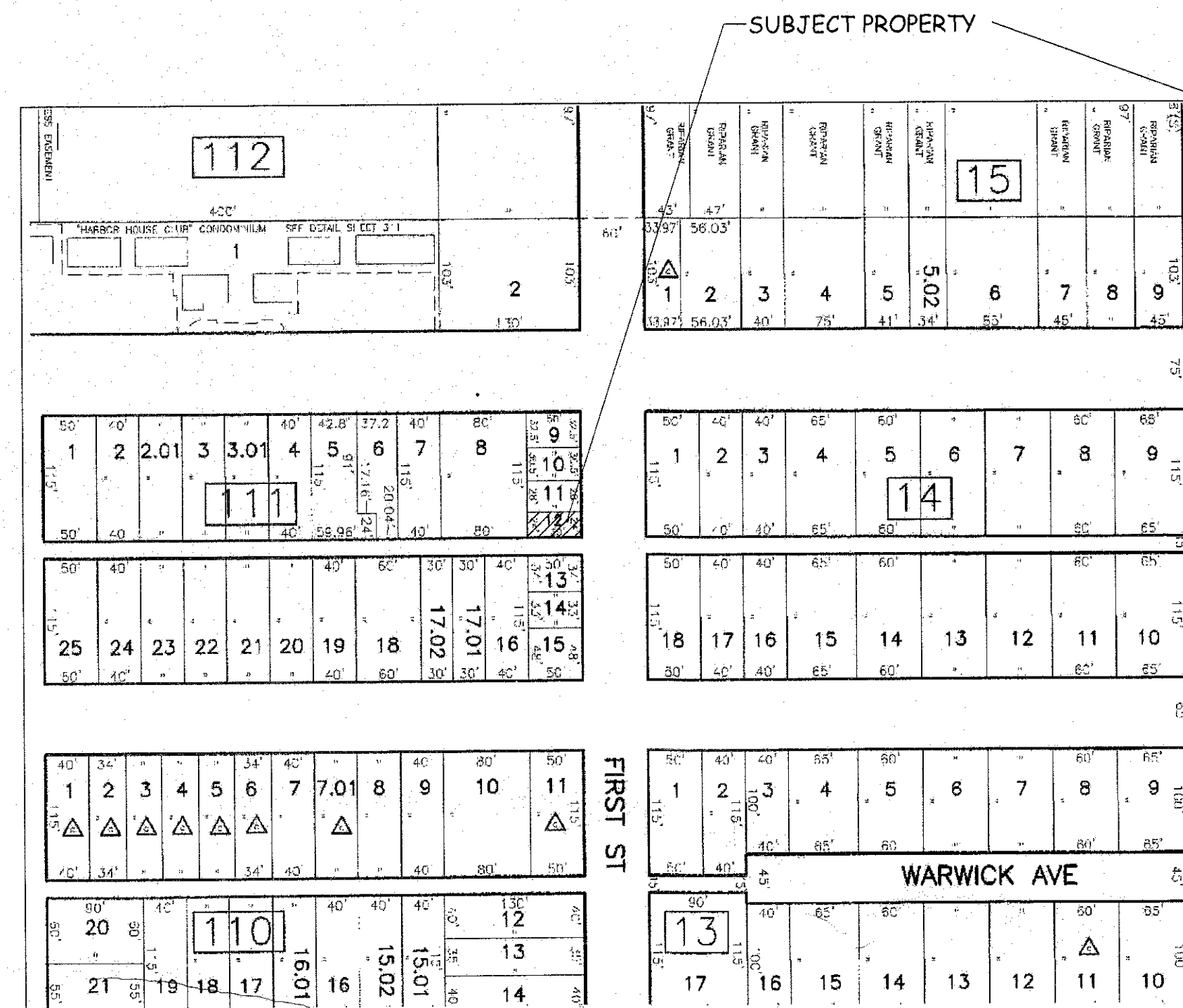
FILE : 20010 FIELD BOOK :

JAMES E. SCHWAB III  
PROFESSIONAL LAND SURVEYOR  
NEW JERSEY LIC. 24GS03353600

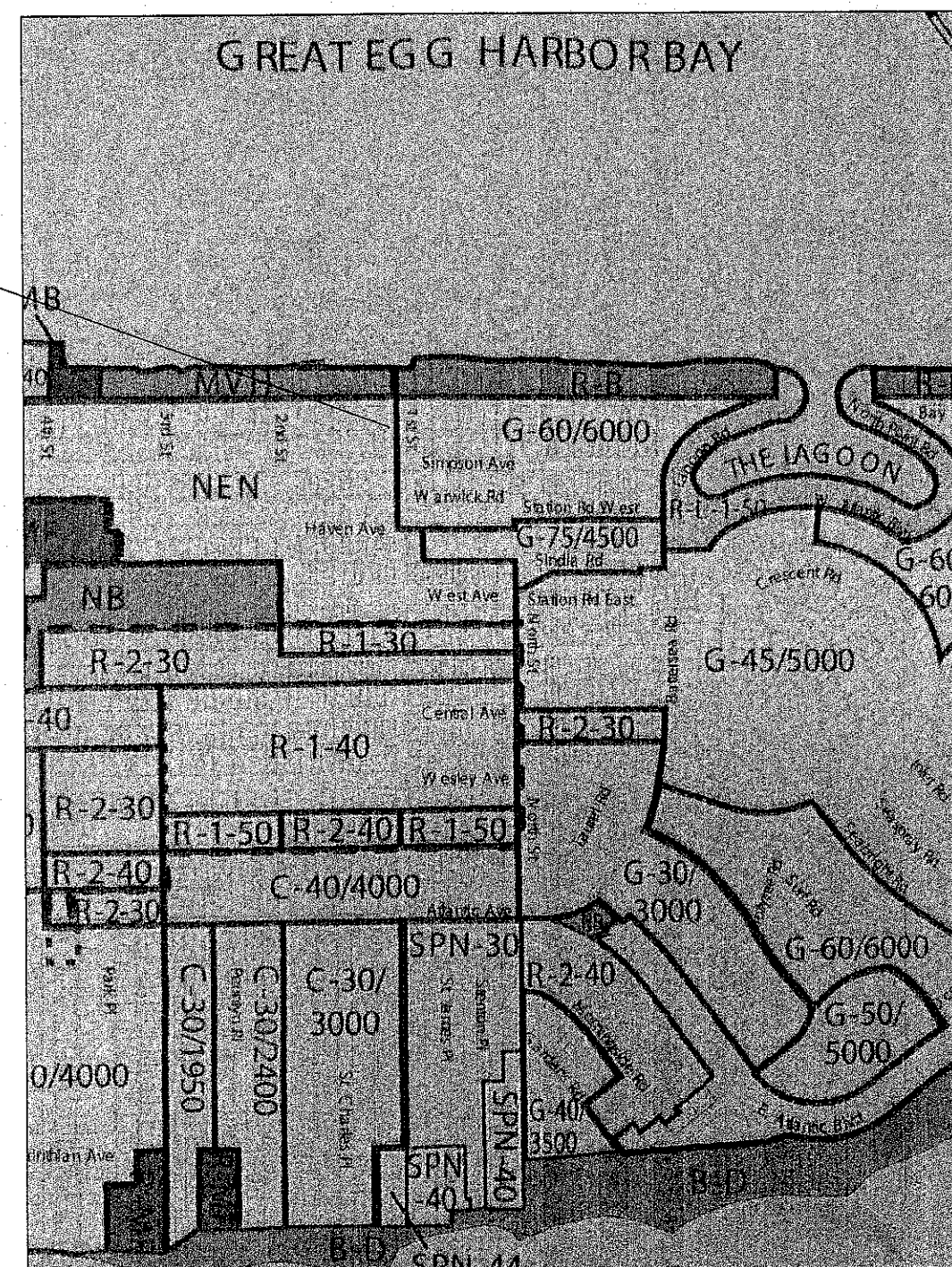
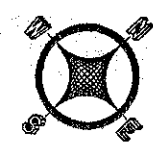


# THE SHAIKO RESIDENCE

6 FIRST STREET (LOT: 12 BLOCK: 111)  
OCEAN CITY, CAPE MAY COUNTY, NEW JERSEY



TAX MAP  
NOT TO SCALE



ZONING MAP  
NOT TO SCALE



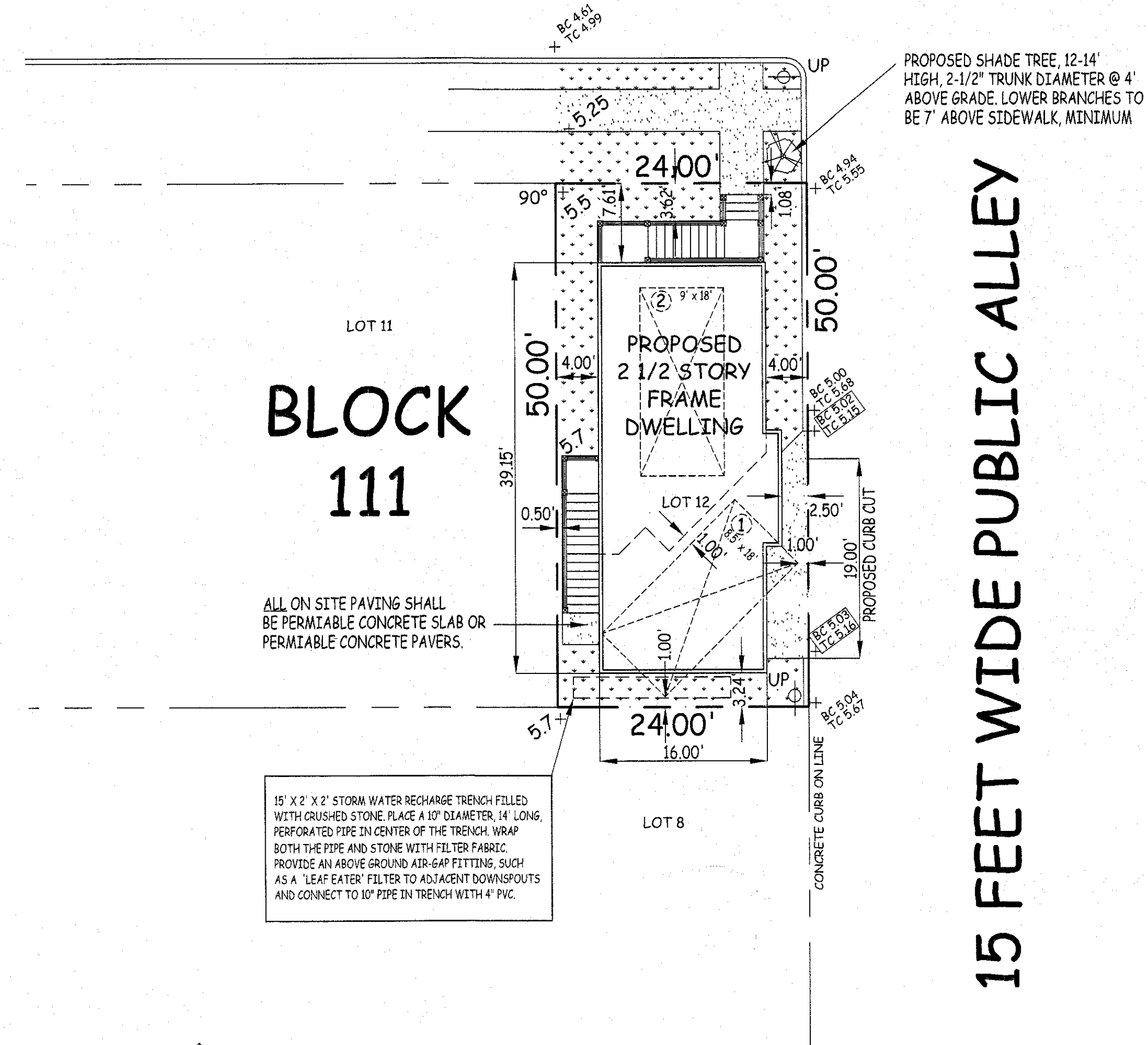
## OCEAN CITY ZONING REGULATIONS CONFORMANCE SCHEDULE North End R-1 Neighborhood Zone

| NO. | ITEM                               | PERMITTED / REQUIRED / ALLOWABLE | EXISTING                | EXISTING CONFORM TO ZONING? | PROPOSED                | PROPOSED CONFORM TO ZONING? |
|-----|------------------------------------|----------------------------------|-------------------------|-----------------------------|-------------------------|-----------------------------|
| 1   | Use                                | Single Family Residence          | Single Family Residence | Yes                         | Single Family Residence | Yes                         |
| 2   | Building Height                    | 30' above B.F.E.+3'              | 17.8' above B.F.E.+3'   | Yes                         | 32.6' above B.F.E.+3'   | No (1)                      |
| 3   | Lot Area                           | 4,000 sf Min.                    | 1,200 sf                | Yes-ENC                     | No Change               | Yes                         |
| 4   | Lot Width / Frontage               | 40 ft Min.                       | 24.00 ft                | Yes-ENC                     | No Change               | Yes                         |
| 5   | Lot Depth                          | 100 ft Min.                      | 50.00 ft                | Yes-ENC                     | No Change               | Yes                         |
| 6   | Min. Building Setbacks: Front Yard | 10.0 ft                          | 3.60 ft to Porch        | No                          | 7.61 ft to House        | No *                        |
|     | Rear Yard                          | 25% of Lot Depth (12.5 ft)       | 7.00 ft                 | No                          | 3.24 ft                 | No                          |
|     | Side Yard (E/W)                    | 4.0 ft Min.                      | 2.10 ft/4.30 ft         | No/Yes                      | 2.50 ft / 4.1ft         | No/Yes*                     |
|     | Combined Side Yard Setback         | 8.0 ft                           | 6.40 ft                 | No                          | 6.5 ft                  | No*                         |
| 7   | Building Coverage (Habitable)      | 35 % Lot Area                    | 650 sf 54.2 %           | No                          | 634 sf 53.0 %           | No*                         |
| 8   | Impervious Surface Coverage        | 60 % Lot Area                    | 723 sf 60.3 %           | No                          | 65.3 %                  | Yes* (2)                    |
| 9   | Habitable Stories                  | 2.4                              | 2.0                     | Yes                         | 2.4                     | Yes                         |
| 10  | Off-Street Parking                 | 2-Spaces                         | None                    | No                          | 2-Spaces                | Yes*                        |
| 11  | Street Trees                       | 1                                | None                    | No                          | 1                       | Yes*                        |
| 12  | Floor Area Ratio                   | 84 % Lot Area                    | 95 % Lot Area           | No                          | 118 % of Lot Area       | No                          |
| 13  | Minimum Garage Setback             | 18'                              | N/A                     | N/A                         | N/A                     | Yes                         |
| 14  | Minimum Parking Setback            | 1'                               | N/A                     | N/A                         | 1'                      | Yes                         |
| 15  | Maximum Roof Eave                  | 19'                              | N/A                     | N/A                         | 16.72'                  | Yes                         |
| 16  | Maximum Roof Eave                  | Required                         | None                    | No                          | Provided                | Yes*                        |

### Notes:

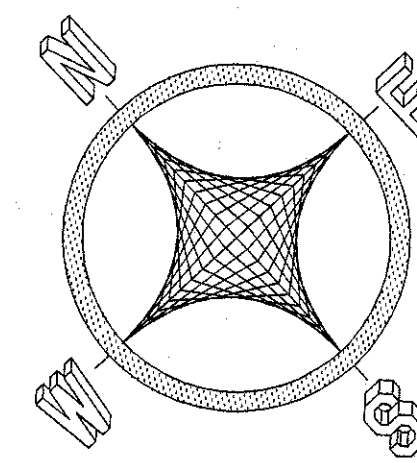
- (1) Building Height meets the ordinance criteria for non-alley lots, less than 45' in width.
- (2) Proposed increase in Impervious Surface Area is +/-60.3 SF (5 %) creating 25.92 additional cf of run-off. However, an on-site Storm Water Recharge System is proposed which will mitigate +/-106.89 cf of the additional run-off from the rear roof.
- ENC = Existing Non-Conforming
- \* Signifies an Improvement

FIRST STREET  
(60' WIDE)



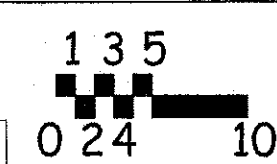
ALL ON SITE PAVING SHALL BE PERMEABLE CONCRETE SLAB OR PERMEABLE CONCRETE PAVERS.

15' X 2' X 2' STORM WATER RECHARGE TRENCH FILLED WITH CRUSHED STONE FLAKE 1/4" LONG, PERFORATED PIPE IN CENTER OF THE TRENCH, WRAP BOTH THE PIPE AND STONE WITH FILTER FABRIC. PROVIDE AN ABOVE GROUND AIR-GAP FITTING, SUCH AS A 'LEAF EATER' FILTER TO ADJACENT DOWNSPOUTS AND CONNECT TO 10" PIPE IN TRENCH WITH 4" PVC.



PROPOSED PLOT PLAN

SCALE: 1" = 10'



NOTE:  
SURVEY INFORMATION WAS TAKEN FROM SURVEY PREPARED BY SCHWAB LAND SURVEYING AND PLANNING, LLC, ISSUED 2/10/2020

### DIVISION 1 - GENERAL

- 1.1 CONFORMANCE TO N.J.U.C.C. REQUIRED  
ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE UNIFORM CONSTRUCTION CODE OF NEW JERSEY, IRC-NJ 2015 AND ALL ADOPTED SUBCODES AS IF PRINTED HERE IN THEIR ENTIRETY.
- 1.2 PROJECT IS IN FLOOD HAZARD ZONE AE-9, BASE FLOOD ELEVATION 9.0' NAVD 1988.
- 1.3 USE GROUP: R5  
CONSTRUCTION TYPE: 5A

|               |      |                 |      |
|---------------|------|-----------------|------|
| CITY ENGINEER | DATE | BOARD CHAIRMAN  | DATE |
| CITY PLANNER  | DATE | BOARD SECRETARY | DATE |

KEVIN C. GREENE  
ARCHITECT  
337 West Avenue Ocean City, New Jersey 08226  
(609 398 2051)

KEVIN C. GREENE  
ARCHITECT  
N.J. Cert. No. 12793

ZONING PLAN

SHAIKO RESIDENCE  
SINGLE-FAMILY HOME  
6 FIRST STREET (LOT: 12 BLOCK: 111)  
OCEAN CITY, NEW JERSEY 08226

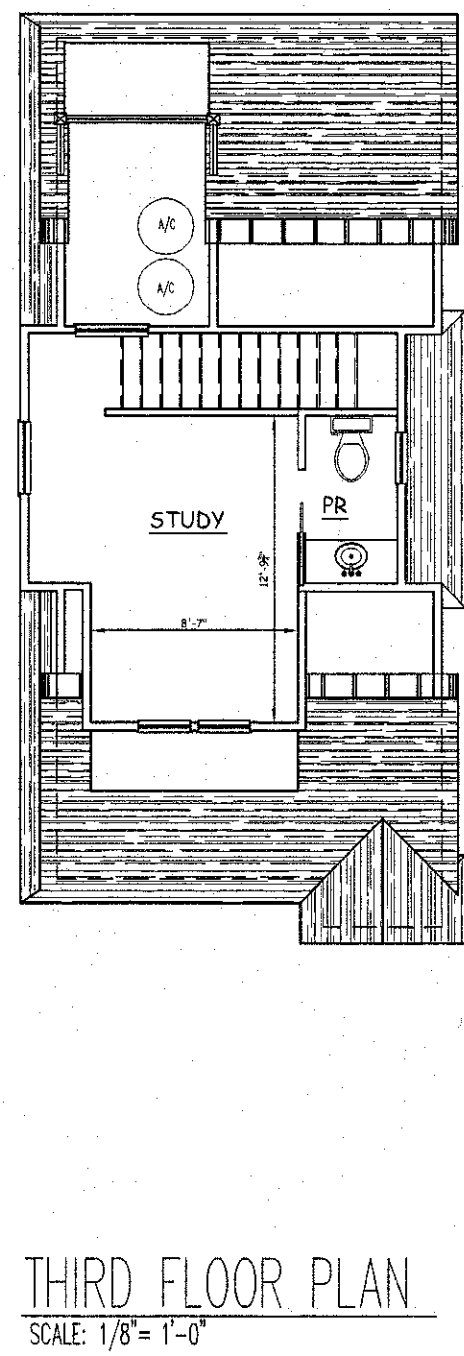
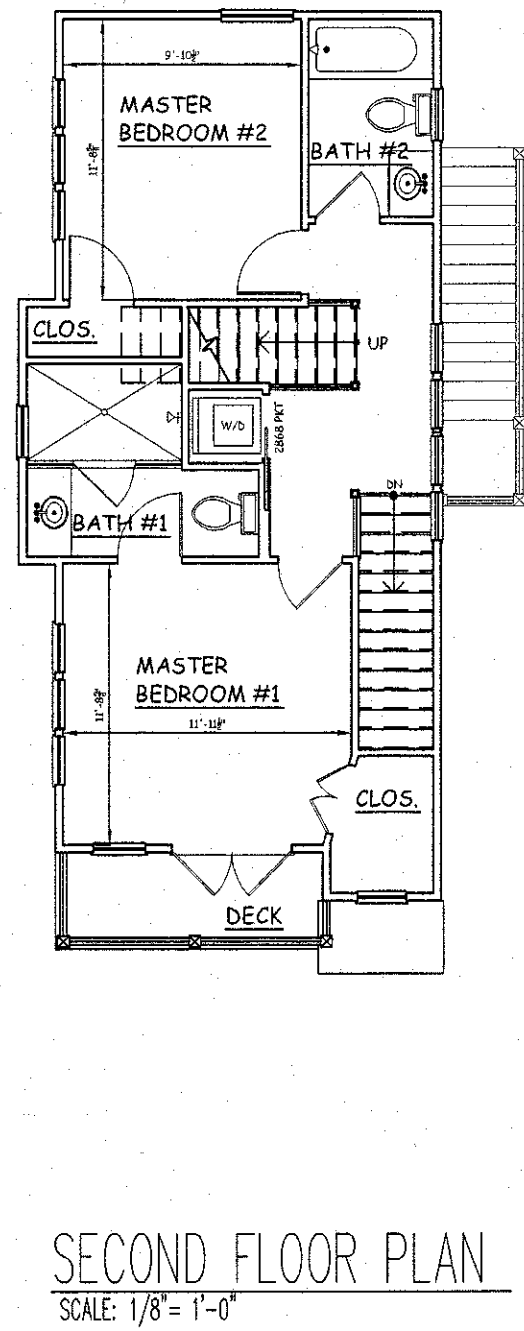
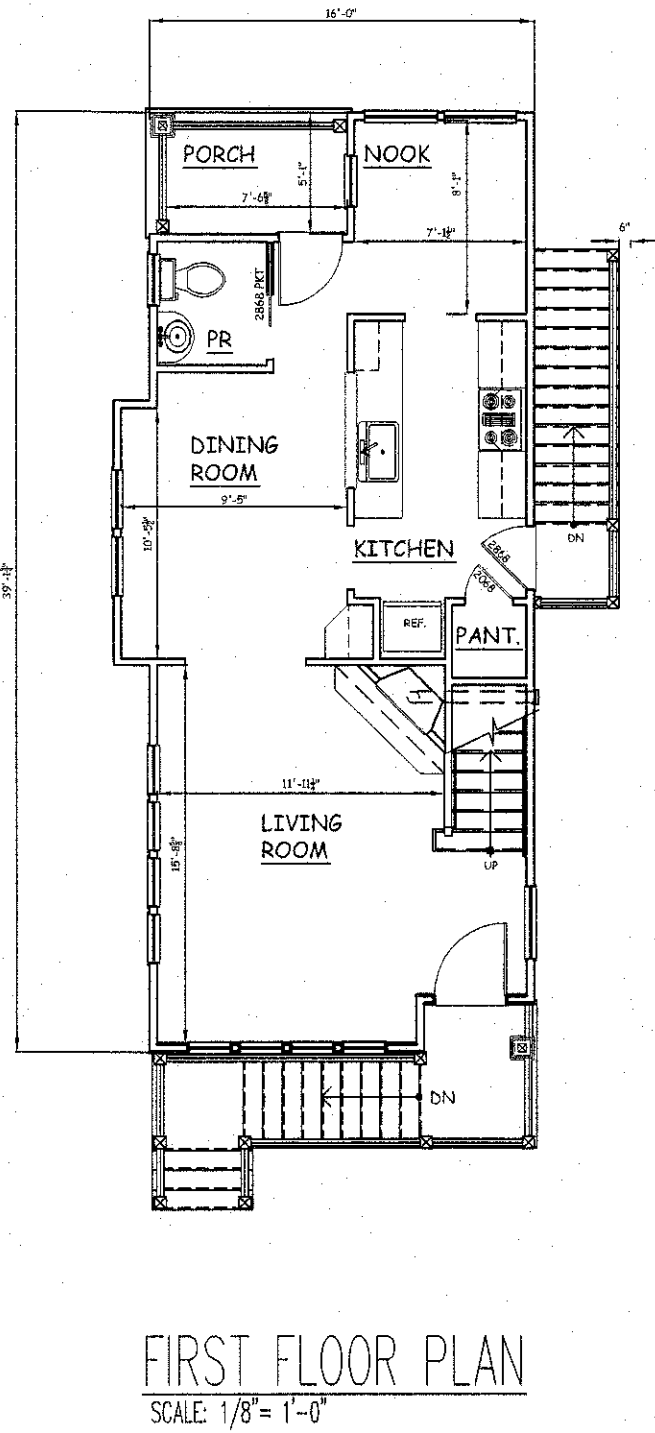
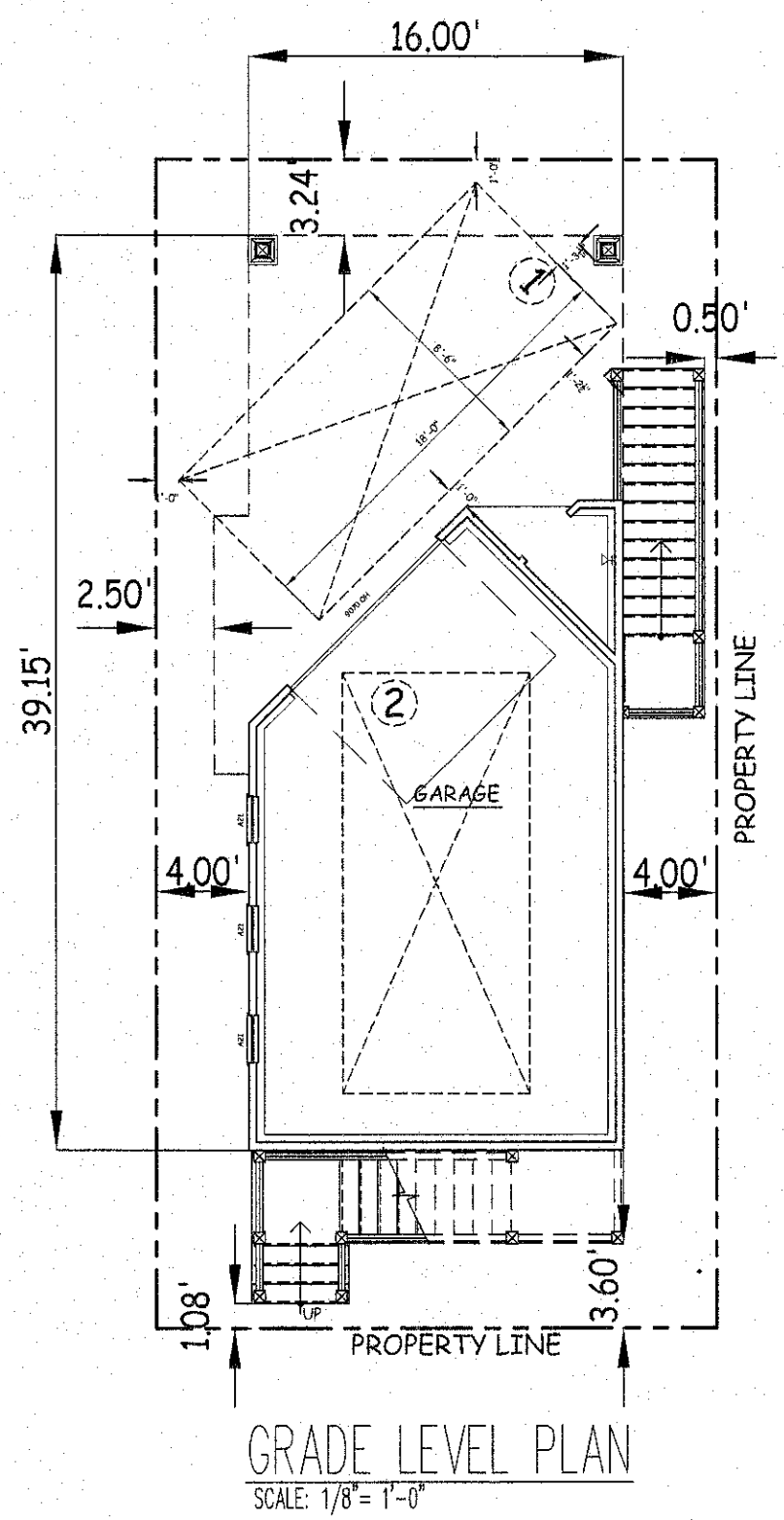
REVISIONS  
FEB. 7, 2020  
FEB. 10, 2020  
MAR. 5, 2020

256-2009  
PROJECT NO.:  
K. C. GREENE, P.A.  
DRAWN BY:  
FEB. 5, 2020  
DATE

SHEET NO.  
Z-1  
1 OF 3

DRAWING NO.  
283-Z1





NOTE:  
GUTTERS AND DOWNSPOUTS WILL BE PROVIDED.  
NOT SHOWN FOR CLARITY.



|               |      |                 |      |
|---------------|------|-----------------|------|
| CITY ENGINEER | DATE | BOARD CHAIRMAN  | DATE |
| CITY PLANNER  | DATE | BOARD SECRETARY | DATE |

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337 West Avenue Ocean City, New Jersey 08226  
(609 398 2051)

Kevin C. Greene  
N.J. Cert. No. 12793

ZONING PLAN

SHAIKO RESIDENCE  
SINGLE-FAMILY HOME  
6 FIRST STREET (LOT: 12 BLOCK: 111)  
OCEAN CITY, NEW JERSEY 08226

REVISIONS  
FEB. 7, 2020  
MAR. 5, 2020

256-2009  
PROJECT NO.:  
K. C. GREENE, RA  
DRAWN BY:  
FEB. 5, 2020  
DATE:

SHEET NO.  
Z-2  
2 OF 3

DRAWING NO.  
283-Z2

200' PROPERTY OWNERS LIST

NOT TO SCALE

UTILITIES COMPANIES LISTED BELOW MUST ALSO BE NOTIFIED:

SOUTH JERSEY GAS COMPANY  
CORPORATE HEADQUARTERS  
1 SOUTH JERSEY PLAZA  
FOLSOM, NJ 08037

VERIZON ENGINEERING DEPT  
10 TANSBORO RD FLR 2  
BERLIN, NJ 08009

CAPE MAY CO. MUNICIPAL UTILITIES AUTHORITY  
ATTN: CORPORATE SECRETARY  
1523 ROUTE 9 NORTH  
CAPE MAY COURT HOUSE, NJ 08210

NEW JERSEY AMERICAN WATER CO.  
JAMES RUNZER, MANAGER  
3215 FIRE RD  
EGG HARBOR TWP, NJ 08234-5857

COMCAST CABLE  
ATTN: GREGORY SMITH, PROJECT MANAGER  
901 WEST LEEDS AVE  
ABSECON, NJ 08201

ATLANTIC CITY ELECTRIC COMPANY  
5100 HARDING HIGHWAY SUITE 399  
MAYS LANDING, NJ 08330

TO ALL APPLICANTS:

PLEASE BE ADVISED THAT IT IS THE APPLICANT'S BURDEN TO DETERMINE WHETHER THE  
CAPE MAY COUNTY PLANNING BOARD AND/OR THE COMMISSIONER OF THE NJ  
DEPARTMENT OF TRANSPORTATION MUST BE PROVIDED NOTICE IN ACCORDANCE  
WITH NJSA 40:55D-12.

Rev. 2/10/2017

| ADJACENT PROPERTY LISTING     |                   |       |                                      | APPLICANT: RONALD SHAIKO |       | PAGE 1 |
|-------------------------------|-------------------|-------|--------------------------------------|--------------------------|-------|--------|
| TAKING DISTRICT 08 OCEAN CITY |                   |       |                                      | COUNTY 05 CAPE MAY       |       |        |
| PROPERTY ID                   | PROPERTY LOCATION | CLASS | OWNER NAME & ADDRESS                 |                          |       |        |
| 13                            | 101 FIRST ST      | 2     | SEANOLIE, GRAY                       |                          |       |        |
| 1                             | 08 13, 125        |       | 101 FIRST ST                         |                          | 08226 |        |
|                               |                   |       | OCEAN CITY, NJ                       |                          |       |        |
| 14                            | 1 FIRST ST        | 2     | BOYLE, BARBARA A                     |                          |       |        |
| 1                             | 0814 12           |       | 1 FIRST ST                           |                          | 08226 |        |
|                               |                   |       | OCEAN CITY, NJ                       |                          |       |        |
| 14                            | 20 BAY AVE        | 2     | SCHREIFF, HENRY W                    |                          |       |        |
| 2                             | 0814 12           |       | 20 BAY AVE                           |                          | 08226 |        |
|                               |                   |       | OCEAN CITY, NJ                       |                          |       |        |
| 14                            | 20 BAY AVE        | 15F   | REST. JENNIS MICHAEL                 |                          |       |        |
| 3                             | 0814 13           |       | 25 BOX AVE                           |                          | 08226 |        |
|                               |                   |       | OCEAN CITY, NJ                       |                          |       |        |
| 14                            | 20 BAY AVE        | 2     | LINDSEY, JOHN L & MURRAY A           |                          |       |        |
| 4                             | 0814 14           |       | 25 BAY AVE                           |                          | 08226 |        |
|                               |                   |       | OCEAN CITY, NJ                       |                          |       |        |
| 14                            | 20 BAY AVE        | 2     | SHIRAN, DAVID E & DEBORAH C          |                          |       |        |
| 13                            | 0814 136          |       | 21 SIMPSON AVE                       |                          | 08226 |        |
|                               |                   |       | OCEAN CITY, NJ                       |                          |       |        |
| 14                            | 20 BAY AVE        | 2     | SANFORD, RICHARD & MARIE ANN CO TIER |                          |       |        |
| 15                            | 0814 125          |       | 1500 RD 800 ST                       |                          | 33134 |        |
|                               |                   |       | OCEAN CITY, NJ                       |                          |       |        |
| 14                            | 20 BAY AVE        | 2     | WALTER LAMME M GUNAWAY REV TRST      |                          |       |        |
| 17                            | 0814 114          |       | 549 DECK DR                          |                          | 19446 |        |
|                               |                   |       | LANSDALE, PA                         |                          |       |        |
| 14                            | 10 FIRST ST       | 2     | CLARKIE, RICHARD A & JUDITH D        |                          |       |        |
| 18                            | 0814 113          |       | 1214 OCEAN AVE                       |                          | 08226 |        |
|                               |                   |       | OCEAN CITY, NJ                       |                          |       |        |
| 15                            | 14-16 DAY AVE     | 2     | DEEPT, DEVIAS & ELANKE               |                          |       |        |
| 1                             | 1-2/0815, 13, 32  |       | 44 CONDO'S LN                        |                          | 19014 |        |
|                               |                   |       | ESTON, PA                            |                          |       |        |
| 15                            | 44-46 DAY AVE     | 2     | STANISLAV, ROBERT J & MARIE H        |                          |       |        |
| 1                             | 1-01/0815, 19, 32 |       | 18 ONE BARN DR                       |                          | 15382 |        |
|                               |                   |       | WEST CHESTER, PA                     |                          |       |        |
| 15                            | 40 BAY AVE        | 2     | WITCHELL, THOMAS D & SUSAN C         |                          |       |        |
| 2                             | 12 01, 0815, 40X  |       | 2181 SPAN PARK AVE                   |                          | 28299 |        |
|                               |                   |       | CINCINNATI, OH                       |                          |       |        |
| 110                           | 125 SIMPSON AVE   | 2     | HANSEN, JOHN J & LORRAINE G          |                          |       |        |
| 10                            | 08110 1194        |       | 125 SIMPSON AVE                      |                          | 08226 |        |
|                               |                   |       | OCEAN CITY, NJ                       |                          |       |        |
| 110                           | 100-02 FIRST ST   | 2     | SCOTT, RUSSELL C JR & BOWEN          |                          |       |        |
| 12                            | 08110 1153        |       | 7100 HENRICO ST                      |                          | 19119 |        |
|                               |                   |       | PHILA, PA                            |                          |       |        |
| 110                           | 100-02 FIRST ST   | 2     | WELLY, ROGERSON J & ROSEBETH J       |                          |       |        |
| 12                            | 08110 1192        |       | 409 DEATON RD                        |                          | 19375 |        |
|                               |                   |       | DRELMOND, PA                         |                          |       |        |
| 111                           | 125 BAY AVE       | 2     | KISSELER, RICHARD MURPHY & RICHARD H |                          |       |        |
| 4                             | 08111 127         |       | 125 BAY AVE                          |                          | 08226 |        |
|                               |                   |       | OCEAN CITY, NJ                       |                          |       |        |
| 111                           | 121 BAY AVE       | 2     | HINDLELL, DAVID W & ANTOINETTE H     |                          |       |        |
| 5                             | 08111 140         |       | 121 BAY AVE                          |                          | 08226 |        |
|                               |                   |       | OCEAN CITY, NJ                       |                          |       |        |
| 111                           | 119 BAY AVE       | 2     | SHAIKO, PETER & LINDA                |                          |       |        |
| 6                             | 08111 15A         |       | 119 BAY AVE                          |                          | 08226 |        |
|                               |                   |       | OCEAN CITY, NJ                       |                          |       |        |

| ADJACENT PROPERTY LOCATION    |                   |       | APPLICANT: RONALD SHAIKO             |  |       | PAGE |
|-------------------------------|-------------------|-------|--------------------------------------|--|-------|------|
| TAKING DISTRICT 08 OCEAN CITY |                   |       | COUNTY 05 CAPE MAY                   |  |       |      |
| PROPERTY ID                   | PROPERTY LOCATION | CLASS | OWNER NAME & ADDRESS                 |  |       |      |
| 111                           | 115 BAY AVE       | 2     | GREENSHAW, WILLIAM R & KRISTEN LYNNA |  |       |      |
| 7                             | 08111 14          |       | 460 OCEAN HEIGHTS RD                 |  | 08280 |      |
|                               |                   |       | SEWELL, NJ                           |  |       |      |
| 111                           | 107 09 BAY AVE    | 2     | LYNN, KAY A & SIDDEKS, CAROL         |  |       |      |
| 9                             | 08111 12          |       | 128 EILCHSTER DR                     |  | 21921 |      |
|                               |                   |       | ELSTON, MD                           |  |       |      |
| 111                           | 101 BAY AVE       | 2     | MERCER, GARY A & JOANNE E            |  |       |      |
| 9                             | 08111 11A         |       | 471 SATESWOOD DR                     |  | 19380 |      |
|                               |                   |       | WEST CHESTER, PA                     |  |       |      |
| 111                           | 2 FIRST ST        | 2     | SHIFF, WILLIAM GORDMAN-SWIFT, CAROL  |  |       |      |
| 10                            | 08111 110         |       | 2 FIRST ST                           |  | 08226 |      |
|                               |                   |       | OCEAN CITY, NJ                       |  |       |      |
| 111                           | 4 FIRST ST        | 2     | GALLIA, BRADITH O & GEORGE A         |  |       |      |
| 11                            | 08111 110         |       | 4 FIRST STREET                       |  | 08226 |      |
|                               |                   |       | OCEAN CITY, NJ                       |  |       |      |
| 111                           | 8 FIRST ST        | 2     | SHAIKO, RONALD C                     |  |       |      |
| 12                            | 08111 130         |       | 7 HUNTER AVE #3                      |  | 03755 |      |
|                               |                   |       | HUNTER, NH                           |  |       |      |
| 111                           | 8 FIRST ST        | 2     | MCCALL, JAMES C ANDERSON, CAROL L    |  |       |      |
| 13                            | 08111 157A        |       | 9 HUNTER LN                          |  | 19086 |      |
|                               |                   |       | WELFINGTON, VA                       |  |       |      |
| 111                           | 10 FIRST ST       | 2     | INDALA, COURTNEY                     |  |       |      |
| 14                            | 08111 159D        |       | 10 FIRST ST                          |  | 08226 |      |
|                               |                   |       | OCEAN CITY, NJ                       |  |       |      |
| 111                           | 12 FIRST ST       | 2     | LEWIS, BETT A                        |  |       |      |
| 15                            | 08111 157C        |       | 12 FIRST ST                          |  | 08226 |      |
|                               |                   |       | OCEAN CITY, NJ                       |  |       |      |
| 111                           | 104 SIMPSON AVE   | 2     | WELDON, RICHARD S & RANDI, CATHERINE |  |       |      |
| 16                            | 08111 155         |       | 104 SIMPSON AVE                      |  | 08226 |      |
|                               |                   |       | OCEAN CITY, NJ                       |  |       |      |
| 111                           | 100 SIMPSON AVE   | 2     | ELMOL, HAY D & GARY, CYNTHIA         |  |       |      |
| 17.01                         | 08111 147         |       | 23 BASTARDILL RD                     |  | 07609 |      |
|                               |                   |       | EDENSBURG, NJ                        |  |       |      |
| 111                           | 112 SIMPSON AVE   | 2     | SCHEIDT, ROBERT J & HANCI E          |  |       |      |
| 17.02                         | 08111 147         |       | 112 SIMPSON AVE                      |  | 08226 |      |
|                               |                   |       | OCEAN CITY, NJ                       |  |       |      |
| 111                           | 119 SIMPSON AVE   | 2     | NEOLA, JOSEPH J                      |  |       |      |
| 18                            | 08111 11002       |       | 119 SIMPSON AVE                      |  | 08226 |      |
|                               |                   |       | OCEAN CITY, NJ                       |  |       |      |
| 111                           | 120 SIMPSON AVE   | 2     | FORTUNATO, DOROTHY JR                |  |       |      |
| 19                            | 08111 1102        |       | PO BOX 232                           |  | 36330 |      |
|                               |                   |       | MAYS LANDING, NJ                     |  |       |      |
| 111                           | 124 SIMPSON AVE   | 2     | RAVON, SEYMOUR P & BETE              |  |       |      |
| 20                            | 08111 1143        |       | 452 HODGSON RD                       |  | 19047 |      |
|                               |                   |       | LANSHIRE, PA                         |  |       |      |
| 112                           | 100-10 BAY AVE    | 1     | CRISTAL, LEE & KAY LYNN              |  |       |      |
| 2                             | 12 01, 08112, 11  |       | 126 STEVENSON DRIVE                  |  | 27921 |      |
|                               |                   |       | ELSTON, MD                           |  |       |      |
| 112                           | 200 BAY AVE       | 2     | HARBOR HOUSE (45 UNITS)              |  |       |      |
| 1                             |                   |       | 200 BAY AVE                          |  | 08226 |      |
|                               |                   |       | OCEAN CITY, NJ                       |  |       |      |
|                               |                   |       | ** CONTACT PRES CONDO ASSOC **       |  |       |      |

|               |      |                 |      |
|---------------|------|-----------------|------|
| CITY ENGINEER | DATE | BOARD CHAIRMAN  | DATE |
| CITY PLANNER  | DATE | BOARD SECRETARY | DATE |

KEVIN C. GREENE  
ARCHITECT  
337 West Avenue Ocean City, New Jersey 08226  
(609 398 2051)

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ZONING PLAN

SHAIKO RESIDENCE  
SINGLE-FAMILY HOME  
6 FIRST STREET (LOT: 12 BLOCK: 111)  
OCEAN CITY, NEW JERSEY 08226

REVISIONS

256-2009  
PROJECT NO:  
K. C. GREENE, RA  
DRAWN BY:  
FEB. 5, 2020  
DATE:

SHEET NO.  
Z-3  
3 OF 3

DRAWING NO.  
283-Z3





Exhibits

September 30, 2020

**John E. Halbruner, PE & RA**  
JHalbruner@TheHylandGroupNJ.com  
609.398.4477

**Ocean City Zoning Board Members**

c/o Jaime Felker, Administrator  
115 12<sup>th</sup> Street  
Ocean City, NJ 08226  
via email: JFelker@OCNJ.US

**RE: Application PBA20-003 Shaiko**

6 First Street  
Block 111, Lot 12  
Ocean City, Cape May Co., NJ  
**THG Project No. 32331.01**

Dear Mr. Chairman and Members of the Board:

In support of the above-captioned application, we were asked by the applicant to compare key lot characteristics of the subject parcel to that of other parcels within the North End Neighborhood zoning district. Our investigation involved identifying the lot area, width, and depth for each parcel within the NEN zone and comparing it to that of the subject parcel. Attached you will find a spreadsheet summary for each of these characteristics utilizing a color gradient scale together with an overlay rendering of the tax map using the same color gradient scale.

Following are key observations and conclusions from this investigation that support granting of the requested variances for this application.

**NEN Zoning District:**

The NEN zoning district lies between North and 8<sup>th</sup> Streets, between West and Bay Avenues. It is bifurcated by the band of public space between 5<sup>th</sup> and 6<sup>th</sup> Streets, resulting in a "Northern" and "Southern" portion. There is a total of 240 and 113 properties respectively in the Northern and Southern portions for a total of 353 parcels in the district.

**Subject Property:**

The subject lot is a 24' wide x 50' deep lot totaling 1,200 square feet, with alley frontage. It is located at the intersection of Block 111's alley and 1<sup>st</sup> Street within the larger, Northern section of the NEN district.

**Reply To:**

The Hyland Group  
701 West Avenue, Suite 301  
Ocean City, NJ 08226  
609.398.4477  
www.TheHylandGroupNJ.com



#### Significance of Fronting on an Alley:

- The building height for lots less than 45' wide without alley access that provide parking beneath the building is measured from a point 9' above grade. This is to promote and allow on-site parking while still allowing the building to be constructed with the 2 or 2-1/2 stories typical of a single family dwelling in this district.
- In the NEN zone, non-alley lots with less than 2,400 sf of lot area are permitted a full 3 stories, compared to the 2.4 stories otherwise permitted in the zone. This recognizes the practical difficulty in developing the dwelling of an appropriate size for the neighborhood when disadvantaged with a smaller lot.
- The Shaiko property does have alley access and is thus not permitted to enjoy either, or both of these advantages.

#### Lot Width:

- The minimum required lot width in the NEN zone is 40 feet; the Shaiko property has a width of 24 feet.
- Ninety percent (90%) or 319 of the 353 parcels in the NEN zone have lot width greater than 24 ft (the width of the subject parcel)
- Of the 33 other lots in the zone that have a width of 24 feet or less,
  - 17 are the series of 2-unit townhouses on Bay Ave between 4<sup>th</sup> & 5<sup>th</sup> Street that are advantaged by their 0' side yard setback on one side.
  - 9 are attached townhouses on Haven between 6<sup>th</sup> and 7<sup>th</sup> St which are advantaged by a 0 foot setback on both sides of the property.
  - The remaining 7 are all in the Southern section, and all enjoy lot depths greater than the subject parcel.
- From a lot width perspective, development of the subject parcel is severely challenged compared to every other lot in NEN zone.

#### Lot Depth

- The minimum required lot depth in the NEN zone is 100'; the Shaiko property has a depth of 50'.
- Ninety percent (97%) or 344 of the 353 parcels in the NEN zone have lot depth greater than 50 ft (the width of the subject parcel)
- Of the other 8 lots of 50 ft depth, 6 do not have alley access thus, enjoy design advantages of a permissible complete third story and ability to park beneath the building.
- The other 2 lots of 50 ft depth have the advantage of greater lot widths and areas than the subject parcel.
- From a lot depth perspective, development of the subject parcel is severely challenged compared to every other lot in the NEN zone.

#### Lot Area

- The minimum lot area required in the NEN zone is 4,000 sf; the Shaiko property has 1,200 sf.
- Of the 353 parcels in the NEN zone, 99.4% or 351 of the parcels have lot area greater than 1,200 sf (the area of the subject parcel). Only one other property has less than 1,200 sf and it is located in the Southern section of the district.
- The Shaiko property is the smallest parcel in the entire Northern section of the district.
- From a lot area perspective, development of the subject parcel is severely challenged compared to every other lot in the NEN zone.

#### Conclusions

- The Shaiko property is severely disadvantaged in its develop potential when compared to all other lots in the NEN zoning district due to its unusually small lot width, lot depth and lot area. The disadvantage is further compounded because it adjoins an alley.
- It has the smallest lot area in the entire Northern section of the zoning district, and only one other lot in the entire district of 353 properties has a smaller lot area.





Ocean City Zoning Board Members  
Application PBA20-003 Shaiko  
September 30, 2020  
Project No. 32331.01

- These disadvantages create a clear and significant hardship upon the applicant in that development of the lot in a manner consistent with the size and character of other homes in the NEN zoning district cannot be accomplished without the requested variance relief for building height, setbacks, building coverage and floor area ratio requirements.
- Furthermore, the proposed development seeks to eliminate or improve conformance of the lot compared to the existing conditions by:
  - Increasing the nonconforming front yard setback
  - Minorly increasing the nonconforming easterly side yard setback
  - Minorly increasing the aggregate side yard setback
  - Reducing the building coverage from what presently exists.
  - Providing 2 parking spaces where none presently exist
  - Replacing a building whose finished floor is below design flood elevation with one fully compliant with the current construction code requirements.
- These additional benefits further support the granting of the requested variance relief.

Sincerely,

**John E. Halbruner, PE & RA, President**

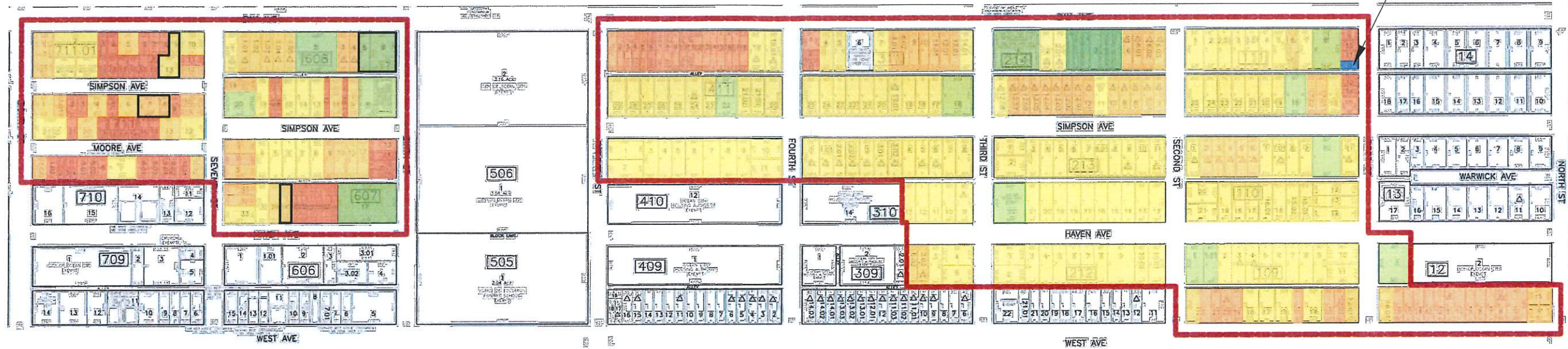
The Hyland Group

Arch. Cert. of Auth. 21AC00040300

Eng. & Surv. Cert. of Auth. 24GA28087300

Encl: Lot Area, Lot Width, and Lot Depth studies (9 pages each)

SUBJECT PARCEL



## NEN Zone Area Comparison

Variance Application - Shaiko Residence  
The Hyland Group Project 32331.01  
September 29, 2020





## NEN Zone Lot Area Comparison

Total No. Parcels

353

No of parcels with Lot Area >1,200 sf

351

99%

| Block | Lot   | Owner Name                            | Address         | Area (SF) |
|-------|-------|---------------------------------------|-----------------|-----------|
| 710   | 3     | POTTER,HARRY GREGORY TRUSTEE          | 739 MOORE AVE   | 1,171     |
| 111   | 12    | SHAIKO, RONALD G                      | 6 FIRST ST      | 1,200     |
| 710   | 2     | MULDROW, ACKNEIL M II & RUTH ETALS    | 741 MOORE AVE   | 1,356     |
| 710   | 4     | TRUSTEES OF ST JAMES A.M.E. CHURCH    | 737 MOORE AVE   | 1,373     |
| 111   | 11    | GOLIA, MERIDITH O & GEORGE A          | 4 FIRST ST      | 1,400     |
| 311   | 3     | FISHER, SCOTT & KERNAN, MAGDALENA T   | 5 FOURTH ST     | 1,450     |
| 111   | 10    | SWIFT, WILLIAM & GORMAN-SWIFT, CAROLE | 2 FIRST ST      | 1,525     |
| 311   | 2     | SISTERS OF THE BLESSED SACRAMENT      | 3 FOURTH ST     | 1,550     |
| 607   | 23    | GRIFFIN, WILLIAM                      | 632 HAVEN AVE   | 1,600     |
| 607   | 26    | FLORA, THANH                          | 638 HAVEN AVE   | 1,607     |
| 607   | 20    | GRANESE, GIANCARLO & NANCY            | 626 HAVEN AVE   | 1,610     |
| 607   | 21    | THE DAVISH FAMILY LLC                 | 628 HAVEN AVE   | 1,613     |
| 607   | 25    | GRANESE, GIANCARLO & NANCY            | 636 HAVEN AVE   | 1,613     |
| 607   | 19    | WASHINGTON, SALIM & DELILAH BAINES-   | 624 HAVEN AVE   | 1,615     |
| 607   | 22    | STRAUB, STEPHEN J & DORI M            | 630 HAVEN AVE   | 1,615     |
| 607   | 24    | MASON, RAYMOND J JR & STEPHANIE L     | 634 HAVEN AVE   | 1,620     |
| 111   | 9     | MERCER, GARY A & JOANN M              | 101 BAY AVE     | 1,625     |
| 111   | 14    | KABALA, COURTENAY                     | 10 FIRST ST     | 1,650     |
| 111   | 13    | MCCALL, JAMES D & MARYON, CAROL L     | 8 FIRST ST      | 1,700     |
| 411   | 6     | KELLER, MAUREEN                       | 433 BAY AVE     | 1,822     |
| 608   | 10    | HAYES, A M @ DORIS ELLIS              | 612 SIMPSON AVE | 1,858     |
| 608   | 12    | LYONS, CECELIA P                      | 616 SIMPSON AVE | 1,858     |
| 710   | 1.02  | MCDOWALL GARETH C & BONNIE            | 743 MOORE AVE   | 1,950     |
| 710   | 5.01  | DIGREGORIO, EMILIO & MELISSA          | 735 MOORE AVE   | 1,950     |
| 710   | 5.02  | CIRILLO, GRACE E                      | 733 MOORE AVE   | 1,950     |
| 710   | 6     | SPENCE, CHARLES L & MARY              | 731 MOORE AVE   | 1,950     |
| 710   | 9.01  | MCDERMOTT, BRIAN & YOLANDA            | 713 MOORE AVE   | 1,950     |
| 710   | 9.02  | KAUFFMAN, RAYMOND P & PAMELA A        | 709 MOORE AVE   | 1,950     |
| 710   | 10.01 | DELROSSI, LISA                        | 705 MOORE AVE   | 1,950     |
| 711   | 2     | COX, WALTER C & JAVHAN O              | 749 SIMPSON AVE | 1,950     |
| 711   | 3     | DRAVE, STEPHEN D                      | 745 SIMPSON AVE | 1,950     |
| 711   | 5     | LEGETTE, GLORIA ANN                   | 733 SIMPSON AVE | 1,950     |
| 711   | 9     | PETERSON, JOLEEN & SCOTT, JUL-ANN P   | 709 SIMPSON AVE | 1,950     |
| 711   | 14    | CASTELLANI, STEPHEN A & DONNA M       | 720 MOORE AVE   | 1,950     |
| 711   | 15    | ANDERSON, PATRICIA A                  | 722 MOORE AVE   | 1,950     |
| 711   | 16    | TALMADGE, JAMES F SR & ALTHEA P       | 724 MOORE AVE   | 1,950     |
| 711   | 17    | LONGMUIR, ALLISON & JAMES             | 728 MOORE AVE   | 1,950     |
| 711   | 18    | SCHWEIM, ROBERT J                     | 732 MOORE AVE   | 1,950     |
| 711   | 19    | MACKIN, JAMES P & DEBRA A             | 736 MOORE AVE   | 1,950     |
| 711   | 21    | CAMACHO, RONALD J JR & JAMIE          | 748 MOORE AVE   | 1,950     |



| Block  | Lot   | Owner Name                          | Address            | Area (SF) |
|--------|-------|-------------------------------------|--------------------|-----------|
| 711.01 | 3     | PILEIRO, CHRISTOPHER M & JUDITH H   | 731 BAY AVE        | 1,950     |
| 711.01 | 4     | PILEIRO,ELEANOR TSTEE,E PILEIRO(LE) | 729 BAY AVE        | 1,950     |
| 711.01 | 6     | SMEETON, CELESTE J                  | 721 BAY AVE        | 1,950     |
| 711.01 | 7     | CROSSAN, EDWARD ETUX, ETALS         | 717 BAY AVE        | 1,950     |
| 711.01 | 8     | STARRS, DANIEL J & JENNIFER K       | 713-15 BAY AVE     | 1,950     |
| 711.01 | 14    | 2 Unit Condo                        | 716-18 SIMPSON AVE | 1,950     |
| 711.01 | 15    | LASH, DONALD & RUTH DUNFEE-         | 720 SIMPSON AVE    | 1,950     |
| 711.01 | 16    | HORNER, WILLIAM & SCOTT             | 724-26 SIMPSON AVE | 1,950     |
| 711.01 | 17    | HORNER, CHARLES R 3RD & HOLLY A     | 728-30 SIMPSON AVE | 1,950     |
| 711.01 | 18    | PILEIRO, ELEANOR TSTEE,E PILEIRO(LE | 732-34 SIMPSON AVE | 1,950     |
| 711.01 | 19    | PILEIRO, CHRISTOPHER M & JUDITH H   | 736-38 SIMPSON AVE | 1,950     |
| 710    | 8.01  | SYKES, ANDREW H & MARIA G           | 721 MOORE AVE      | 2,080     |
| 710    | 8.02  | BROWNELL, RICHARD S & SANDRA J      | 717 MOORE AVE      | 2,080     |
| 711.01 | 11    | MARINUCCI, MARLA                    | 6 SEVENTH ST       | 2,100     |
| 607    | 14    | DOYLE, LEO F JR & BERNARDINE        | 102 SIXTH ST       | 2,200     |
| 607    | 15    | MCCORMICK, JOSEPH & KATHLEEN        | 104 SIXTH ST       | 2,200     |
| 607    | 16    | GHEEN, BRENDAN                      | 106 SIXTH ST       | 2,200     |
| 608    | 16    | THOMPSON, ALVA                      | 632 SIMPSON AVE    | 2,231     |
| 607    | 18    | MOSES, RUBY                         | 622 HAVEN AVE      | 2,271     |
| 711    | 10    | LEHMAN, JOSEPH M JR                 | 10 SEVENTH ST      | 2,275     |
| 608    | 17    | THOMPSON, ALVA                      | 634 SIMPSON AVE    | 2,369     |
| 111    | 15    | DYJAK, BETH A                       | 12 FIRST ST        | 2,400     |
| 711    | 11    | DIAZ-NEGRONI, VIVIAN & CUEVAS, O& N | 12A&B SEVENTH ST   | 2,450     |
| 711.01 | 12    | HINKIN, JEFFREY WAYNE & JANAN KIMBE | 8 SEVENTH ST       | 2,450     |
| 411    | 10    | MASON, CHRISTOPHER & CHRISTINE      | 425 BAY AVE        | 2,489     |
| 411    | 4     | KERCHNER, BRIAN HERBERT             | 437 BAY AVE        | 2,507     |
| 411    | 8     | EVANS, DAVID A & LINDA E            | 429 BAY AVE        | 2,519     |
| 411    | 2     | WILLIAMS, NICOLE C,JOHN R & KATHY T | 441 BAY AVE        | 2,530     |
| 411    | 9     | STASNY, WILLIAM SR & GINA M         | 427 BAY AVE        | 2,530     |
| 411    | 12    | BYRNE, MICHAEL J & JOHANNA @J BYRNE | 421 BAY AVE        | 2,530     |
| 411    | 13    | BUSZA, MICHAEL SR & PHYLLIS         | 419 BAY AVE        | 2,530     |
| 411    | 14    | BRUEY, ALPHONSUS J III & CAROL      | 417 BAY AVE        | 2,530     |
| 411    | 15    | NOLAN, JOHN J & ROSINA C            | 415 BAY AVE        | 2,530     |
| 411    | 16    | SMITH, MARSHALL C III               | 413 BAY AVE        | 2,530     |
| 411    | 17    | DEVLIN, ROBERT J & LINDA M          | 411 BAY AVE        | 2,530     |
| 411    | 18    | KROUSE, RICHARD E JR & THERESA C    | 409 BAY AVE        | 2,530     |
| 411    | 7     | MCALEESE,GINA & DEBORAH & BRIAN     | 431 BAY AVE        | 2,542     |
| 411    | 5     | MURPHY, LISA                        | 435 BAY AVE        | 2,548     |
| 411    | 3     | MALONY, MARTIN B JR & JOAN          | 439 BAY AVE        | 2,553     |
| 411    | 11    | BURDETTE, LOUISE J                  | 423 BAY AVE        | 2,571     |
| 607    | 13    | AMBER, EDWARD & JESSICA DEGRAFF-AMB | 100 SIXTH ST       | 2,600     |
| 710    | 1.01  | KOSTURKO, WILLIAM S & SUSAN M       | 745 MOORE AVE      | 2,600     |
| 710    | 10.02 | CASTORINO, DONNA                    | 701 MOORE AVE      | 2,600     |
| 711    | 1.01  | NAUDAIN, RICHARD & RICHARDS,LAUREN  | 755 SIMPSON AVE    | 2,600     |
| 311    | 1     | ROBINSON, W WOOD & DEBRA A          | 345 BAY AVE        | 2,750     |



| Block | Lot   | Owner Name                          | Address            | Area (SF) |
|-------|-------|-------------------------------------|--------------------|-----------|
| 607   | 31    | SCHWEIBINZ, TARA                    | 115 SEVENTH ST     | 2,880     |
| 607   | 32    | NICKELS, DANIEL& STIRNWEISS,SHANNON | 117-19 SEVENTH ST  | 2,970     |
| 411   | 1     | CHANDRA, PUSHPA                     | 443 BAY AVE        | 2,990     |
| 12    | 5.01  | FROST, JASON & KATE                 | 8 WEST AVE         | 3,000     |
| 12    | 5.02  | BENZ, WILLIAM J & DONNA             | 12 WEST AVE        | 3,000     |
| 12    | 6     | Condo - 2 units                     | 16-18 WEST AVE     | 3,000     |
| 12    | 7     | MYERS, KEVIN L                      | 20 WEST AVE        | 3,000     |
| 12    | 8     | WISHAM, EDMUND L & NANCY M          | 24 WEST AVE        | 3,000     |
| 12    | 9     | COSTIGAN, DONNA                     | 28 WEST AVE        | 3,000     |
| 12    | 10    | FAMA, ANTHONY & MICHELE DIANE FAMA  | 32 WEST AVE        | 3,000     |
| 12    | 11    | Condo - 2 units                     | 36-38 WEST AVE     | 3,000     |
| 12    | 12    | KOHR, DANIEL J & ANDREA L           | 42 WEST AVE        | 3,000     |
| 12    | 13    | DEMARCO, PHILLIP & KIMBERLY         | 46 WEST AVE        | 3,000     |
| 12    | 14    | STEFFIER,LORA & PATRICK,KARIN ETAL  | 48 WEST AVE        | 3,000     |
| 12    | 15    | BEERHALTER, DANIEL L JR & MARJORIE  | 52 WEST AVE        | 3,000     |
| 12    | 16    | GLEASON, BRIAN F & KATHERINE J      | 56 WEST AVE        | 3,000     |
| 109   | 12.02 | ROCKWELL, RICHARD & CAROL ANN       | 104 WEST AVE       | 3,000     |
| 109   | 13    | LOMBARD, WILLIAM JR                 | 108 WEST AVE       | 3,000     |
| 109   | 15    | CANCELMO, ANNE                      | 120 WEST AVE       | 3,000     |
| 109   | 19    | SCARBOROUGH, LINDA L                | 144 WEST AVE       | 3,000     |
| 109   | 20    | Condo - 2 units                     | 148-50 WEST AVE    | 3,000     |
| 109   | 21    | HUDSON, JESSE & THERESE             | 152 WEST AVE       | 3,000     |
| 109   | 22.01 | BABCOCK, JOSEPH & NANCY             | 156 WEST AVE       | 3,000     |
| 607   | 2     | MARZULLI,ROBERT J & JOANNE T        | 103 SEVENTH ST     | 3,150     |
| 608   | 19    | SHILOH BAPTIST CHURCH               | 7 SEVENTH ST       | 3,450     |
| 111   | 17.01 | BIONDI, PAT D & GREY, CYNTHIA       | 108 SIMPSON AVE    | 3,450     |
| 111   | 17.02 | MCNAMARA, ROBERT J & NANCY E        | 112 SIMPSON AVE    | 3,450     |
| 311   | 8.01  | BENEDETTO, DAVID J &SPEARS, BONNIE  | 323 BAY AVE        | 3,450     |
| 311   | 8.02  | CONNER, WILLIAM L & LINDA B         | 319 BAY AVE        | 3,450     |
| 311   | 9     | LLOYD, ALAN & COURTNEY              | 315 BAY AVE        | 3,450     |
| 311   | 10    | GIBSON, STEPHEN R & GIBSON, ROBERT  | 309-11 BAY AVE     | 3,450     |
| 311   | 11.01 | GASPER, CURT & LISA                 | 307 BAY AVE        | 3,450     |
| 311   | 12.01 | BENNER, GEORGE M                    | 305 BAY AVE        | 3,450     |
| 311   | 13.01 | MCLELLAN, SCOTT W & SUSAN E         | 303 BAY AVE        | 3,450     |
| 607   | 9     | GOLD, RICHARD E                     | 615 SIMPSON AVE    | 3,450     |
| 608   | 3     | 2 Unit Condo                        | 615-17 BAY AVE     | 3,450     |
| 608   | 4     | 2 Unit Condo                        | 611-13 BAY AVE     | 3,450     |
| 12    | 3     | FREDERICK, CLAIRE A                 | 208 NORTH ST       | 3,500     |
| 12    | 4     | SCANZAROLI,DONNA P & WORRELL,DEBORA | 212-14 NORTH ST    | 3,500     |
| 214   | 12    | Condo - 2 units                     | 228-30 SIMPSON AVE | 3,594     |
| 214   | 12.01 | Condo - 2 units                     | 232-34 SIMPSON AVE | 3,594     |
| 214   | 12.02 | Condo - 2 units                     | 236-38 SIMPSON AVE | 3,594     |
| 214   | 12.03 | Condo - 2 units                     | 240-42 SIMPSON AVE | 3,594     |
| 214   | 12.04 | Condo - 2 units                     | 244-46 SIMPSON AVE | 3,594     |
| 214   | 12.05 | Condo - 2 units                     | 248-50 SIMPSON AVE | 3,594     |



| Block  | Lot    | Owner Name                          | Address            | Area (SF) |
|--------|--------|-------------------------------------|--------------------|-----------|
| 214    | 12.06  | Condo - 2 units                     | 252-54 SIMPSON AVE | 3,594     |
| 214    | 12.07  | Condo - 2 units                     | 256-58 SIMPSON AVE | 3,594     |
| 607    | 1      | ZAMMIT, KEITH A & KATHRYN A         | 101 SEVENTH ST     | 3,600     |
| 607    | 3      | NUCIFORA, CHARLES GREG & BERNADETTE | 111 SEVENTH ST     | 3,600     |
| 214    | 6      | Condo - 2 units                     | 213A&B BAY AVE     | 3,603     |
| 214    | 6.01   | Condo - 2 units                     | 209-11 BAY AVE     | 3,603     |
| 214    | 6.02   | Condo - 2 units                     | 205-07 BAY AVE     | 3,604     |
| 607    | 11     | BRIDGENS, DAVID J                   | 611 SIMPSON AVE    | 3,795     |
| 607    | 27, 28 | CORCORAN, JAMES M & DONNA L         | 640 HAVEN AVE      | 3,795     |
| 214    | 9      | Condo - 2 units                     | 208-10 SIMPSON AVE | 3,833     |
| 214    | 10     | Condo - 2 units                     | 212-14 SIMPSON AVE | 3,833     |
| 309    | 2.03   | Condo - 2 units                     | 313-15 HAVEN AVE   | 3,833     |
| 607    | 12     | RIANHARD, EDWARD                    | 607 SIMPSON AVE    | 3,833     |
| 214    | 8      | Condo - 2 units                     | 204-06 SIMPSON AVE | 3,834     |
| 309    | 2.02   | NORTH, WARREN E                     | 317-319 HAVEN AVE  | 3,834     |
| 608    | 9      | MITCHELL, WILLIAM S ETALS           | 610 SIMPSON AVE    | 3,854     |
| 607    | 10     | GURBUZ, HUSEYIN & MARGARET M        | 613 SIMPSON AVE    | 3,872     |
| 711    | 1      | WHELAN, HERBERT W & GAILEY, SUSAN   | 9 EIGHTH ST        | 3,900     |
| 711    | 4      | THOMPSON, PORTIA L                  | 735 SIMPSON AVE    | 3,900     |
| 711    | 6      | PILEIRO, FRANCIS A & DANA S         | 729 SIMPSON AVE    | 3,900     |
| 711    | 13     | NORDBERG, CRAIG JR & JULIE A        | 710 MOORE AVE      | 3,900     |
| 711    | 20     | 2 Unit Condo                        | 744 MOORE AVE      | 3,900     |
| 711    | 7,8    | PETERSON, JOLEEN & SCOTT, JUL-ANN P | 715-17 SIMPSON AVE | 3,900     |
| 711.01 | 1      | DOUGHERTY, DOMINICK & KORRIN K      | 1 EIGHTH ST        | 3,900     |
| 711.01 | 5      | SWETKOFF, PAUL W                    | 725 BAY AVE        | 3,900     |
| 711.01 | 21     | QUINTIN, JEFFREY L                  | 5 EIGHTH ST        | 3,900     |
| 110    | 2      | Condo - 2 units                     | 145-47 SIMPSON AVE | 3,910     |
| 110    | 3      | Condo - 2 units                     | 141-43 SIMPSON AVE | 3,910     |
| 110    | 4      | Condo - 2 units                     | 137-39 SIMPSON AVE | 3,910     |
| 110    | 5      | Condo - 2 units                     | 133-35 SIMPSON AVE | 3,910     |
| 110    | 6      | Condo - 2 units                     | 129-31 SIMPSON AVE | 3,910     |
| 608    | 1.01   | 2 Unit Condo                        | 649-51 BAY AVE     | 3,910     |
| 608    | 1.02   | WARK,TIMOTHY & ROBERT ETALS         | 645-47 BAY AVE     | 3,910     |
| 608    | 1.03   | 2 Unit Condo                        | 641-43 BAY AVE     | 3,910     |
| 608    | 1.04   | 2 Unit Condo                        | 637-39 BAY AVE     | 3,910     |
| 608    | 1.05   | 2 Unit Condo                        | 633-35 BAY AVE     | 3,910     |
| 608    | 11     | CITY OF OCEAN CITY                  | 614 SIMPSON AVE    | 3,930     |
| 12     | 16.01  | GLEASON, BRIAN F & KATHERINE J      | 60 WEST AVE        | 4,000     |
| 109    | 12.01  | BRIELE, RICHARD D & EILEEN G        | 100 WEST AVE       | 4,000     |
| 109    | 22.02  | MOREIRA, LINDSAY & BURKE, BARBARA   | 160 WEST AVE       | 4,000     |
| 214    | 7      | Condo - 2 units                     | 200A SIMPSON AVE   | 4,025     |
| 214    | 7.01   | Condo - 2 units                     | 202A SIMPSON AVE   | 4,025     |
| 607    | 29     | AIKEN, NANCY J                      | 644 HAVEN AVE      | 4,025     |
| 214    | 6.03   | Condo - 2 units                     | 201-03 BAY AVE     | 4,140     |
| 711.01 | 2.01   | SHIELDS, FRANCIS J & ROSEMARY J     | 739 BAY AVE        | 4,225     |



| Block  | Lot   | Owner Name                             | Address            | Area (SF) |
|--------|-------|----------------------------------------|--------------------|-----------|
| 711.01 | 2.02  | KNOWLES, WARREN R & ELIZABETH GUZZO    | 735 BAY AVE        | 4,225     |
| 711.01 | 20.01 | LEONE, FRANK                           | 742 SIMPSON AVE    | 4,225     |
| 711.01 | 20.02 | MESSINA, SAMUEL & ERIKA J              | 748 SIMPSON AVE    | 4,225     |
| 111    | 6     | SAILOR, PETER & LINDA                  | 119 BAY AVE        | 4,278     |
| 213    | 1     | HARCOLE, LLC                           | 101 THIRD ST       | 4,500     |
| 607    | 33    | COASTLINE HOLDINGS, LLC                | 121 SEVENTH ST     | 4,500     |
| 110    | 13    | CONOLLY, SALLIE ANN                    | 110 FIRST ST       | 4,550     |
| 711    | 12    | MANZ, INGEBORG & ANTON                 | 14 SEVENTH ST      | 4,550     |
| 711.01 | 10    | MIDDLETON, WILLIAM G & MAIRA A         | 701 BAY AVE        | 4,550     |
| 109    | 2     | DENN, GWEN                             | 137-39 HAVEN AVE   | 4,600     |
| 109    | 3     | Condo - 2 units                        | 133-35 HAVEN AVE   | 4,600     |
| 109    | 4     | Condo - 2 units                        | 129-31 HAVEN AVE   | 4,600     |
| 109    | 5     | Condo - 2 units                        | 125 HAVEN AVE      | 4,600     |
| 109    | 6     | DADARIO, ANTHONY M & CECILIA           | 121 HAVEN AVE      | 4,600     |
| 109    | 7     | MAYO, ROSEMARIE & DAVID                | 117 HAVEN AVE      | 4,600     |
| 109    | 8     | BRUNO, ANTHONY M & ROBIN H             | 113-15 HAVEN AVE   | 4,600     |
| 109    | 9     | GALLELLI, FRANCO                       | 109 HAVEN AVE      | 4,600     |
| 110    | 1     | Condo - 2 units                        | 149-51 SIMPSON AVE | 4,600     |
| 110    | 7     | MOORS, RICHARD F & KATHLEEN            | 125 SIMPSON AVE    | 4,600     |
| 110    | 7.01  | Condo - 2 units                        | 121-23 SIMPSON AVE | 4,600     |
| 110    | 8     | SMITH, JAMES P & KATHLEEN M            | 119 SIMPSON AVE    | 4,600     |
| 110    | 9     | SYKES, JEFFREY H & KATHRYN K           | 115 SIMPSON AVE    | 4,600     |
| 110    | 15.01 | STANISLAW, RICHARD J & REBECCA W       | 112-14 HAVEN AVE   | 4,600     |
| 110    | 15.02 | FREY, RONALD F & MICHELE ANN           | 116 HAVEN AVE      | 4,600     |
| 110    | 16    | JONES, JAMES H & JANICE A              | 120 HAVEN AVE      | 4,600     |
| 110    | 16.01 | SCHOENER, LEONARD                      | 124-26 HAVEN AVE   | 4,600     |
| 110    | 17    | MC CABE, JAMES E                       | 128 HAVEN AVE      | 4,600     |
| 110    | 18    | ANDREWS, JOHN & SUE                    | 132 HAVEN AVE      | 4,600     |
| 110    | 19    | CHEW, DORRIS J                         | 136 HAVEN AVE      | 4,600     |
| 111    | 2     | FOEHL, KURT M & SUSAN S                | 143 BAY AVE        | 4,600     |
| 111    | 2.01  | TURNBULL, GLENDON F & DANA L ROOS      | 139 BAY AVE        | 4,600     |
| 111    | 3     | CALLAGHAN, DANIEL P & COSTELLO, ASHLEY | 135 BAY AVE        | 4,600     |
| 111    | 3.01  | LAUGHLIN, JUDITH HALL                  | 131 BAY AVE        | 4,600     |
| 111    | 4     | CROWLEY, TERRENCE & JENNIFER           | 123 BAY AVE        | 4,600     |
| 111    | 7     | DERBYSHIRE, WILLIAM R & KEYES, LYNDA   | 115 BAY AVE        | 4,600     |
| 111    | 16    | PRIOLO, DOMENIC & HYLAND, CATHERINE    | 104 SIMPSON AVE    | 4,600     |
| 111    | 19    | FORTUNATO, EUGENE JR                   | 120 SIMPSON AVE    | 4,600     |
| 111    | 20    | RADDI, SALVATORE F & BETH              | 124 SIMPSON AVE    | 4,600     |
| 111    | 21    | MC KEEVER, ARLINE C                    | 128 SIMPSON AVE    | 4,600     |
| 111    | 22    | LONGMIRE, RODNEY H & LOIS N            | 132 SIMPSON AVE    | 4,600     |
| 111    | 23    | TAYLOR, RANDY & LORI                   | 138 SIMPSON AVE    | 4,600     |
| 111    | 24    | MURRAY, ROBERT W. & PHYLLIS C.         | 140 SIMPSON AVE    | 4,600     |
| 212    | 3     | CAVALLARO, THOMAS S & BARBARA J        | 253 HAVEN AVE      | 4,600     |
| 212    | 4     | LEON, GREGORY J                        | 251 HAVEN AVE      | 4,600     |
| 212    | 5     | WAGNER, THOMAS M & DONNA L             | 229 HAVEN AVE      | 4,600     |



| Block | Lot   | Owner Name                           | Address            | Area (SF) |
|-------|-------|--------------------------------------|--------------------|-----------|
| 212   | 6     | BESERIS, ANDREA                      | 225 HAVEN AVE      | 4,600     |
| 212   | 7     | SHAW, THOMAS E & ARDAN V             | 221-223 HAVEN AVE  | 4,600     |
| 212   | 8     | IMRISEK, DONALD D & DENISE A         | 217 HAVEN AVE      | 4,600     |
| 212   | 9.01  | DRUMM, THEOBALD E & ELIZABETH        | 211 HAVEN AVE      | 4,600     |
| 212   | 9.02  | HARCOLE LLC                          | 207 HAVEN AVE      | 4,600     |
| 212   | 10.02 | MCGONIGLE, WILLIAM C & ELLEN M       | 205 HAVEN AVE      | 4,600     |
| 213   | 3     | MCLAUGHLIN, JOHN & DEBORAH           | 237 SIMPSON AVE    | 4,600     |
| 213   | 4     | GEISLER-DIPALMA, VALERIE ANN         | 233 SIMPSON AVE    | 4,600     |
| 213   | 5     | COSTELLO, LEONARD & SOMERS, JENNIFER | 229 SIMPSON AVE    | 4,600     |
| 213   | 6     | MC CALL, JOHN D & MARYANN F          | 225 SIMPSON AVE    | 4,600     |
| 213   | 7     | MOTLEY, JOHN I & RUBY B %J BERRIEN   | 221 SIMPSON AVE    | 4,600     |
| 213   | 8     | DUNFEE, JOHN F & AMY G               | 219 SIMPSON AVE    | 4,600     |
| 213   | 8.01  | SCHWARTZ, ROBERT & SUZANNE           | 217 SIMPSON AVE    | 4,600     |
| 213   | 9     | Condo - 2 units                      | 213-15 SIMPSON AVE | 4,600     |
| 213   | 10    | WOODWARD, WILLIAM E & LIDA           | 205 SIMPSON AVE    | 4,600     |
| 213   | 13    | GRANGER, LEVERN & MARILYN            | 204 HAVEN AVE      | 4,600     |
| 213   | 14    | LIVINGSTON, WILLIAM JR               | 208 HAVEN AVE      | 4,600     |
| 213   | 15    | MC FARLAND, PAULA                    | 212 HAVEN AVE      | 4,600     |
| 213   | 16    | CUTULI, ANTHONY N & KATHLEEN         | 216 HAVEN AVE      | 4,600     |
| 213   | 17    | MILES, THOMAS & MARY                 | 220 HAVEN AVE      | 4,600     |
| 213   | 18    | SCHULER, MAIRI                       | 224 HAVEN AVE      | 4,600     |
| 213   | 19    | CRAWFORD, DOUGLAS C & TANYA R        | 228 HAVEN AVE      | 4,600     |
| 213   | 20    | MCFARLAND, NATHAN & KEMRY            | 232 HAVEN AVE      | 4,600     |
| 213   | 21    | GRAHAM, NATHANIEL & ANGELA           | 236 HAVEN AVE      | 4,600     |
| 214   | 2     | Condo - 2 units                      | 233-35 BAY AVE     | 4,600     |
| 214   | 2.01  | Condo - 2 units                      | 229-31 BAY AVE     | 4,600     |
| 214   | 11    | CITY OF OCEAN CITY                   | 224-26 SIMPSON AVE | 4,600     |
| 214   | 12.08 | Condo - 2 units                      | 260-62 SIMPSON AVE | 4,600     |
| 309   | 3     | WALSH, BERNADETTE S                  | 309 HAVEN AVE      | 4,600     |
| 310   | 1.01  | Condo - 2 units                      | 341-43 SIMPSON AVE | 4,600     |
| 310   | 2.01  | Condo - 2 units                      | 337-39 SIMPSON AVE | 4,600     |
| 310   | 2.02  | Condo - 2 units                      | 333-35 SIMPSON AVE | 4,600     |
| 310   | 3     | Condo - 2 units                      | 329-31 SIMPSON AVE | 4,600     |
| 310   | 3.01  | Condo - 2 units                      | 325-27 SIMPSON AVE | 4,600     |
| 310   | 3.02  | Condo - 2 units                      | 321-23 SIMPSON AVE | 4,600     |
| 310   | 4     | HAMILTON WOODS, INC                  | 317-19 SIMPSON AVE | 4,600     |
| 310   | 5     | Condo - 2 units                      | 313-15 SIMPSON AVE | 4,600     |
| 310   | 6     | Condo - 2 units                      | 309-11 SIMPSON AVE | 4,600     |
| 310   | 7     | HASSINGER, KENNETH & TERESA & KENIII | 305 SIMPSON AVE    | 4,600     |
| 310   | 9     | Condo - 2 units                      | 300-02 HAVEN AVE   | 4,600     |
| 310   | 10    | 3 YOUNG SONS, LLC                    | 304 HAVEN AVE      | 4,600     |
| 310   | 11    | ROLLS, JOANNE                        | 310 HAVEN AVE      | 4,600     |
| 310   | 12    | ROONEY, DANIEL                       | 312 HAVEN AVE      | 4,600     |
| 310   | 13    | HUDAK, CHARLES S & KELLY ANNE        | 316 HAVEN AVE      | 4,600     |
| 311   | 4     | DIAMANTE HOMES LLC                   | 343 BAY AVE        | 4,600     |

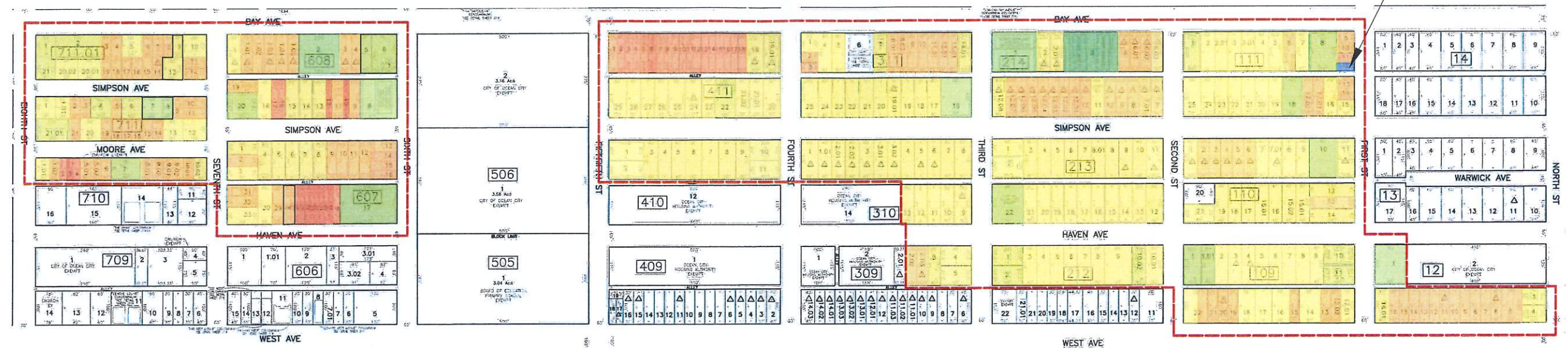


| Block | Lot   | Owner Name                           | Address            | Area (SF) |
|-------|-------|--------------------------------------|--------------------|-----------|
| 311   | 5     | LIPSETT, CHRISTOPHER & JENNIFER A O  | 341 BAY AVE        | 4,600     |
| 311   | 7     | HERRERA, MARK E & BETH L             | 325 BAY AVE        | 4,600     |
| 311   | 14.01 | WORRELL, CHRISTOPHER J & LORI A      | 301 BAY AVE        | 4,600     |
| 311   | 17    | WATSON, CLAY & GONZOPH, ALISON       | 308 SIMPSON AVE    | 4,600     |
| 311   | 18    | BENSON, WILLIAM D & ALEXSA REV TRUST | 312-14 SIMPSON AVE | 4,600     |
| 311   | 19    | SAILOR, JAMES A                      | 316-18 SIMPSON AVE | 4,600     |
| 311   | 19.01 | Condo - 2 units                      | 320-22 SIMPSON AVE | 4,600     |
| 311   | 20    | TRAUTMAN, MARK J & NATALIA           | 324 SIMPSON AVE    | 4,600     |
| 311   | 21    | LOVELL, STEWART & CYNTHIA B          | 328 SIMPSON AVE    | 4,600     |
| 311   | 22    | RESETAR, JASON J & MARY              | 330 SIMPSON AVE    | 4,600     |
| 311   | 23    | Condo - 2 units                      | 336 SIMPSON AVE    | 4,600     |
| 311   | 24    | GALLAGHER, KEVIN & REBECCA           | 340-42 SIMPSON AVE | 4,600     |
| 410   | 3     | ROWELL, SAMUEL & LULA M              | 437 SIMPSON AVE    | 4,600     |
| 410   | 4     | GILLEN, JOAN C                       | 433 SIMPSON AVE    | 4,600     |
| 410   | 5     | LINDNER, CHERYL & LORI S LEE-HUNT    | 429 SIMPSON AVE    | 4,600     |
| 410   | 9     | ZATYKO, STEPHEN A & BONNIE H         | 407 SIMPSON AVE    | 4,600     |
| 411   | 21.01 | MORRISSEY, ANNE & SCHRECK, MURIEL F  | 404 SIMPSON AVE    | 4,600     |
| 411   | 21.02 | DELFERA, THOMAS J & LANA             | 406 SIMPSON AVE    | 4,600     |
| 411   | 23    | MORAN, MARSHA A & JAMES A            | 412 SIMPSON AVE    | 4,600     |
| 411   | 26    | ROBERTSON, CHRISTOPHER               | 432 SIMPSON AVE    | 4,600     |
| 411   | 27    | K AND N INVESTMENTS LLC              | 436-38 SIMPSON AVE | 4,600     |
| 411   | 28    | MARTIN, MARSHA                       | 440 SIMPSON AVE    | 4,600     |
| 607   | 4     | FARRELL, STEPHEN T & DAWN M          | 637 SIMPSON AVE    | 4,600     |
| 607   | 5     | DEFELICE, RONALD J & MARGARET A      | 633 SIMPSON AVE    | 4,600     |
| 607   | 6     | BACINO, BRENDA                       | 629 SIMPSON AVE    | 4,600     |
| 607   | 7     | POTTER, ALFRED & ELAINE              | 627 SIMPSON AVE    | 4,600     |
| 607   | 8     | BELLEFLEUR, LEO P SR & COLETTE M     | 617 SIMPSON AVE    | 4,600     |
| 607   | 30    | PHILLIPS, DOROTHY                    | 646 HAVEN AVE      | 4,600     |
| 608   | 1     | 2 Unit Condo                         | 653-55 BAY AVE     | 4,600     |
| 608   | 13    | AMOROSO, RICHARD M & JESSICA M       | 620 SIMPSON AVE    | 4,600     |
| 608   | 14    | GRADY, MICHAEL & PATRICIA            | 622 SIMPSON AVE    | 4,600     |
| 608   | 15    | BROOKS, SALLY R                      | 626 SIMPSON AVE    | 4,600     |
| 608   | 18    | SERMARINI, MARK & PATRICIA ETAL      | 636 SIMPSON AVE    | 4,600     |
| 111   | 5     | HINSLEY, DAVID W & ANTOINETTE M      | 121 BAY AVE        | 4,922     |
| 110   | 21    | WILLIAMS, JOHN F & MARYANN           | 117 SECOND ST      | 4,950     |
| 410   | 11    | BANIEWICZ, ESTHER, ETAL              | 104 FOURTH ST      | 4,950     |
| 109   | 16    | SPINA, THOMAS JR & MONICA            | 128 WEST AVE       | 5,000     |
| 109   | 17    | FINLEY, MATTHEW & LEIGH ANN          | 130 WEST AVE       | 5,000     |
| 109   | 18    | FINLEY, MATTHEW & LEIGH ANN          | 136 WEST AVE       | 5,000     |
| 109   | 10    | DI ORIO, DENNIS                      | 200 FIRST ST       | 5,175     |
| 109   | 11    | BROWN, JAMES A JR & MARGARET F       | 204 FIRST ST       | 5,175     |
| 212   | 1     | JACOBS, KAY & MCCORMAC, MAUREEN      | 203 THIRD ST       | 5,175     |
| 212   | 2     | BELL ATLANTIC PROP TAX DEPT RM 3137  | 207 THIRD ST       | 5,175     |
| 309   | 4     | CORKERY, MAURICE & JOAN              | 301 HAVEN AVE      | 5,175     |
| 309   | 5     | GIORDANO, MICHAEL K & PATRICIA V     | 204 THIRD ST       | 5,175     |



| Block  | Lot      | Owner Name                          | Address              | Area (SF) |
|--------|----------|-------------------------------------|----------------------|-----------|
| 110    | 12       | D'ANTONIO, JEFFREY G & MARIE C,ETAL | 108 FIRST ST         | 5,200     |
| 110    | 14       | CAMPO,THOMAS J & MCDOWELL,MARY L    | 114 FIRST ST         | 5,200     |
| 110    | 20       | LEEDS, WM F & JOANN M               | 113 SECOND ST        | 5,400     |
| 410    | 10       | MCALISTER, SCOTT & JACQUELINE       | 100 FOURTH ST        | 5,400     |
| 410    | 2        | HARTMAN, ROBERT & CONCETTA          | 105 FIFTH ST         | 5,500     |
| 710    | 7        | CARAFA, MARCELLO & PATTI            | 727 MOORE AVE        | 5,590     |
| 110    | 11       | Condo - 2 units                     | 100-02 FIRST ST      | 5,750     |
| 111    | 1        | MCCLOY, THOMAS W & MARY ELLEN       | 147 BAY AVE          | 5,750     |
| 111    | 25       | MELLIS, CHRISTOPHER G & ELIZA B     | 7 SECOND ST          | 5,750     |
| 212    | 10.01    | BOLGER, JOHN F & MARIE A            | 201 HAVEN AVE        | 5,750     |
| 213    | 11       | Condo - 2 units                     | 201-03 SIMPSON AVE   | 5,750     |
| 213    | 12       | CLARK, THOMAS & BARBARA             | 200 HAVEN AVE        | 5,750     |
| 310    | 1        | Condo - 2 units                     | 345-47 SIMPSON AVE   | 5,750     |
| 310    | 8        | CHAVARRIA, CARLA C                  | 100 THIRD ST         | 5,750     |
| 311    | 25       | SIROTT, STUART F                    | 344-46 SIMPSON AVE   | 5,750     |
| 410    | 6        | MARIAN, DONNA J & HOLDEN, LEAH ETAL | 425 SIMPSON AVE      | 5,750     |
| 410    | 7        | NATIONSTAR MORTGAGE LLC & CHAMPION  | 419 SIMPSON AVE      | 5,750     |
| 410    | 8        | CANTY, GEORGE JR & MARY F           | 413 SIMPSON AVE      | 5,750     |
| 411    | 19       | Condo - 2 units                     | 405-07 BAY AVE       | 5,750     |
| 411    | 19.01    | Condo - 2 units                     | 401-03 BAY AVE       | 5,750     |
| 411    | 20       | CRAWFORD, PRISCILLA                 | 12 FOURTH ST         | 5,750     |
| 411    | 24       | Condo - 2 units                     | 422-24 SIMPSON AVE   | 5,750     |
| 411    | 25       | YOHO,KEVIN R & ARNOTT,MELISSA R     | 428 SIMPSON AVE      | 5,750     |
| 411    | 29       | LACKMAN, ALBERT R & JUDITH          | 15 FIFTH ST          | 5,750     |
| 213    | 2        | CRANE, ROBERT & MARY                | 103 THIRD ST         | 5,850     |
| 711.01 | 9, 13    | SCOTT SIMPSON,LLC                   | 711 BAY AVENUE       | 5,850     |
| 109    | 14       | ROADARMEL, BLANCHE M                | 114 WEST AVE         | 6,000     |
| 410    | 1        | HAFIZ, MOHAMED A                    | 101 FIFTH ST         | 6,000     |
| 711    | 21.01    | WALKER,DOUGLAS K & NANCY L HUGHES   | 15 EIGHTH ST         | 6,500     |
| 111    | 18       | MEOLA, JOSEPH J                     | 118 SIMPSON AVE      | 6,900     |
| 411    | 22       | PASTUSZEK, MARTIN L & JOYCE L       | 408 SIMPSON AVE      | 6,900     |
| 608    | 20       | SCHLOESSER,ERIC S & MILLER,REGINA   | 11 SEVENTH ST        | 6,900     |
| 110    | 10       | HANSEN, JOHN J & LORRAINE G         | 105 SIMPSON AVE      | 9,200     |
| 111    | 8        | LYNN, KAY A & SIDONS, CAROL         | 107-09 BAY AVE       | 9,200     |
| 608    | 8        | 12 Unit Condo                       | 12 SIXTH ST          | 9,200     |
| 12     | 1        | BORN, EDWARD T & ELIZABETH Y        | 201 FIRST ST         | 10,350    |
| 109    | 1 + 1.01 | 2ND & HAVEN, LLC                    | 141-47 HAVEN AVE     | 10,350    |
| 213    | 22       | CITY OF OCEAN CITY                  | 240 TO 244 HAVEN AVE | 10,350    |
| 311    | 16       | LENEGAN, JOSEPH & EILEEN            | 20 THIRD ST          | 10,350    |
| 608    | 5, 6, 7  | MATERA, ROBERT & LISA               | 607 BAY AVE          | 12,650    |
| 214    | 1        | Condo - 6 units                     | 237-247 BAY AVE      | 13,800    |
| 608    | 2        | LAMARRG DEVELOPMENT CORP            | 625 BAY AVE          | 13,800    |
| 214    | 3        | Condo - 10 units                    | 215-221 BAY AVE      | 18,400    |
| 607    | 17       | 6TH & HAVEN, LLC %EH MEYER & SON    | 112 SIXTH ST         | 19,550    |





SUBJECT PARCEL

## NEN Zone Width Comparison

Variance Application - Shaiko Residence  
The Hyland Group Project 32331.01  
September 29, 2020





## NEN Zone Lot Width Comparison

Total No. Parcels

353

No of parcels with Lot Width > 24'

319

90%

| Block | Lot | Owner Name                           | Address         | Width (ft) |
|-------|-----|--------------------------------------|-----------------|------------|
| 607   | 23  | GRIFFIN, WILLIAM                     | 632 HAVEN AVE   | 13.91      |
| 607   | 26  | FLORA, THANH                         | 638 HAVEN AVE   | 13.97      |
| 607   | 20  | GRANESE, GIANCARLO & NANCY           | 626 HAVEN AVE   | 14         |
| 607   | 21  | THE DAVISH FAMILY LLC                | 628 HAVEN AVE   | 14.03      |
| 607   | 25  | GRANESE, GIANCARLO & NANCY           | 636 HAVEN AVE   | 14.03      |
| 607   | 19  | WASHINGTON, SALIM & DELILAH BAINES-  | 624 HAVEN AVE   | 14.04      |
| 607   | 22  | STRAUB, STEPHEN J & DORI M           | 630 HAVEN AVE   | 14.04      |
| 607   | 24  | MASON, RAYMOND J JR & STEPHANIE L    | 634 HAVEN AVE   | 14.09      |
| 411   | 6   | KELLER, MAUREEN                      | 433 BAY AVE     | 15.84      |
| 608   | 10  | HAYES, A M @ DORIS ELLIS             | 612 SIMPSON AVE | 16.16      |
| 608   | 12  | LYONS, CECILIA P                     | 616 SIMPSON AVE | 16.16      |
| 710   | 3   | POTTER, HARRY GREGORY TRUSTEE        | 739 MOORE AVE   | 18.02      |
| 608   | 16  | THOMPSON, ALVA                       | 632 SIMPSON AVE | 19.4       |
| 607   | 18  | MOSES, RUBY                          | 622 HAVEN AVE   | 19.75      |
| 608   | 17  | THOMPSON, ALVA                       | 634 SIMPSON AVE | 20.6       |
| 710   | 2   | MULDROW, ACKNEIL M II & RUTH ETALS   | 741 MOORE AVE   | 20.86      |
| 710   | 4   | TRUSTEES OF ST JAMES A.M.E. CHURCH   | 737 MOORE AVE   | 21.12      |
| 411   | 10  | MASON, CHRISTOPHER & CHRISTINE       | 425 BAY AVE     | 21.64      |
| 411   | 4   | KERCHNER, BRIAN HERBERT              | 437 BAY AVE     | 21.8       |
| 411   | 8   | EVANS, DAVID A & LINDA E             | 429 BAY AVE     | 21.9       |
| 411   | 2   | WILLIAMS, NICOLE C, JOHN R & KATHY T | 441 BAY AVE     | 22         |
| 411   | 9   | STASNY, WILLIAM SR & GINA M          | 427 BAY AVE     | 22         |
| 411   | 12  | BYRNE, MICHAEL J & JOHANNA @J BYRNE  | 421 BAY AVE     | 22         |
| 411   | 13  | BUSZA, MICHAEL SR & PHYLLIS          | 419 BAY AVE     | 22         |
| 411   | 14  | BRUEY, ALPHONSUS J III & CAROL       | 417 BAY AVE     | 22         |
| 411   | 15  | NOLAN, JOHN J & ROSINA C             | 415 BAY AVE     | 22         |
| 411   | 16  | SMITH, MARSHALL C III                | 413 BAY AVE     | 22         |
| 411   | 17  | DEVLIN, ROBERT J & LINDA M           | 411 BAY AVE     | 22         |
| 411   | 18  | KROUSE, RICHARD E JR & THERESA C     | 409 BAY AVE     | 22         |
| 411   | 7   | MCALLEESE, GINA & DEBORAH & BRIAN    | 431 BAY AVE     | 22.1       |
| 411   | 5   | MURPHY, LISA                         | 435 BAY AVE     | 22.16      |
| 411   | 3   | MALONY, MARTIN B JR & JOAN           | 439 BAY AVE     | 22.2       |
| 411   | 11  | BURDETTE, LOUISE J                   | 423 BAY AVE     | 22.36      |
| 111   | 12  | SHAIKO, RONALD G                     | 6 FIRST ST      | 24         |
| 411   | 1   | CHANDRA, PUSHPA                      | 443 BAY AVE     | 26         |
| 607   | 14  | DOYLE, LEO F JR & BERNARDINE         | 102 SIXTH ST    | 27.5       |
| 607   | 15  | MCCORMICK, JOSEPH & KATHLEEN         | 104 SIXTH ST    | 27.5       |
| 607   | 16  | GHEEN, BRENDAN                       | 106 SIXTH ST    | 27.5       |
| 111   | 11  | GOLIA, MERIDITH O & GEORGE A         | 4 FIRST ST      | 28         |
| 311   | 3   | FISHER, SCOTT & KERNAN, MAGDALENA T  | 5 FOURTH ST     | 29         |



| Block | Lot   | Owner Name                           | Address         | Width (ft) |
|-------|-------|--------------------------------------|-----------------|------------|
| 12    | 5.01  | FROST, JASON & KATE                  | 8 WEST AVE      | 30         |
| 12    | 5.02  | BENZ, WILLIAM J & DONNA              | 12 WEST AVE     | 30         |
| 12    | 6     | Condo - 2 units                      | 16-18 WEST AVE  | 30         |
| 12    | 7     | MYERS, KEVIN L                       | 20 WEST AVE     | 30         |
| 12    | 8     | WISHAM, EDMUND L & NANCY M           | 24 WEST AVE     | 30         |
| 12    | 9     | COSTIGAN, DONNA                      | 28 WEST AVE     | 30         |
| 12    | 10    | FAMA, ANTHONY & MICHELE DIANE FAMA   | 32 WEST AVE     | 30         |
| 12    | 11    | Condo - 2 units                      | 36-38 WEST AVE  | 30         |
| 12    | 12    | KOHR, DANIEL J & ANDREA L            | 42 WEST AVE     | 30         |
| 12    | 13    | DEMARCO, PHILLIP & KIMBERLY          | 46 WEST AVE     | 30         |
| 12    | 14    | STEFFIER, LORA & PATRICK, KARIN ETAL | 48 WEST AVE     | 30         |
| 12    | 15    | BEERHALTER, DANIEL L JR & MARJORIE   | 52 WEST AVE     | 30         |
| 12    | 16    | GLEASON, BRIAN F & KATHERINE J       | 56 WEST AVE     | 30         |
| 109   | 12.02 | ROCKWELL, RICHARD & CAROL ANN        | 104 WEST AVE    | 30         |
| 109   | 13    | LOMBARD, WILLIAM JR                  | 108 WEST AVE    | 30         |
| 109   | 15    | CANCELMO, ANNE                       | 120 WEST AVE    | 30         |
| 109   | 19    | SCARBOROUGH, LINDA L                 | 144 WEST AVE    | 30         |
| 109   | 20    | Condo - 2 units                      | 148-50 WEST AVE | 30         |
| 109   | 21    | HUDSON, JESSE & THERESE              | 152 WEST AVE    | 30         |
| 109   | 22.01 | BABCOCK, JOSEPH & NANCY              | 156 WEST AVE    | 30         |
| 111   | 17.01 | BIONDI, PAT D & GREY, CYNTHIA        | 108 SIMPSON AVE | 30         |
| 111   | 17.02 | MCNAMARA, ROBERT J & NANCY E         | 112 SIMPSON AVE | 30         |
| 311   | 8.01  | BENEDETTO, DAVID J & SPEARS, BONNIE  | 323 BAY AVE     | 30         |
| 311   | 8.02  | CONNER, WILLIAM L & LINDA B          | 319 BAY AVE     | 30         |
| 311   | 9     | LLOYD, ALAN & COURTNEY               | 315 BAY AVE     | 30         |
| 311   | 10    | GIBSON, STEPHEN R & GIBSON, ROBERT   | 309-11 BAY AVE  | 30         |
| 311   | 11.01 | GASPER, CURT & LISA                  | 307 BAY AVE     | 30         |
| 311   | 12.01 | BENNER, GEORGE M                     | 305 BAY AVE     | 30         |
| 311   | 13.01 | MCLELLAN, SCOTT W & SUSAN E          | 303 BAY AVE     | 30         |
| 607   | 9     | GOLD, RICHARD E                      | 615 SIMPSON AVE | 30         |
| 608   | 3     | 2 Unit Condo                         | 615-17 BAY AVE  | 30         |
| 608   | 4     | 2 Unit Condo                         | 611-13 BAY AVE  | 30         |
| 710   | 1.02  | MCDOWALL GARETH C & BONNIE           | 743 MOORE AVE   | 30         |
| 710   | 5.01  | DIGREGORIO, EMILIO & MELISSA         | 735 MOORE AVE   | 30         |
| 710   | 5.02  | CIRILLO, GRACE E                     | 733 MOORE AVE   | 30         |
| 710   | 6     | SPENCE, CHARLES L & MARY             | 731 MOORE AVE   | 30         |
| 710   | 9.01  | MCDERMOTT, BRIAN & YOLANDA           | 713 MOORE AVE   | 30         |
| 710   | 9.02  | KAUFFMAN, RAYMOND P & PAMELA A       | 709 MOORE AVE   | 30         |
| 710   | 10.01 | DELROSSI, LISA                       | 705 MOORE AVE   | 30         |
| 711   | 2     | COX, WALTER C & JAVHAN O             | 749 SIMPSON AVE | 30         |
| 711   | 3     | DRAVE, STEPHEN D                     | 745 SIMPSON AVE | 30         |
| 711   | 5     | LEGETTE, GLORIA ANN                  | 733 SIMPSON AVE | 30         |
| 711   | 9     | PETERSON, JOLEEN & SCOTT, JUL-ANN P  | 709 SIMPSON AVE | 30         |
| 711   | 14    | CASTELLANI, STEPHEN A & DONNA M      | 720 MOORE AVE   | 30         |
| 711   | 15    | ANDERSON, PATRICIA A                 | 722 MOORE AVE   | 30         |



| Block  | Lot    | Owner Name                          | Address            | Width (ft) |
|--------|--------|-------------------------------------|--------------------|------------|
| 711    | 16     | TALMADGE, JAMES F SR & ALTHEA P     | 724 MOORE AVE      | 30         |
| 711    | 17     | LONGMUIR, ALLISON & JAMES           | 728 MOORE AVE      | 30         |
| 711    | 18     | SCHWEIM, ROBERT J                   | 732 MOORE AVE      | 30         |
| 711    | 19     | MACKIN, JAMES P & DEBRA A           | 736 MOORE AVE      | 30         |
| 711    | 21     | CAMACHO, RONALD J JR & JAMIE        | 748 MOORE AVE      | 30         |
| 711.01 | 3      | PILEIRO, CHRISTOPHER M & JUDITH H   | 731 BAY AVE        | 30         |
| 711.01 | 4      | PILEIRO,ELEANOR TSTEE,E PILEIRO(LE) | 729 BAY AVE        | 30         |
| 711.01 | 6      | SMEETON, CELESTE J                  | 721 BAY AVE        | 30         |
| 711.01 | 7      | CROSSAN, EDWARD ETUX, ETALS         | 717 BAY AVE        | 30         |
| 711.01 | 8      | STARRS, DANIEL J & JENNIFER K       | 713-15 BAY AVE     | 30         |
| 711.01 | 11     | MARINUCCI, MARLA                    | 6 SEVENTH ST       | 30         |
| 711.01 | 14     | 2 Unit Condo                        | 716-18 SIMPSON AVE | 30         |
| 711.01 | 15     | LASH, DONALD & RUTH DUNFEE-         | 720 SIMPSON AVE    | 30         |
| 711.01 | 16     | HORNER, WILLIAM & SCOTT             | 724-26 SIMPSON AVE | 30         |
| 711.01 | 17     | HORNER, CHARLES R 3RD & HOLLY A     | 728-30 SIMPSON AVE | 30         |
| 711.01 | 18     | PILEIRO, ELEANOR TSTEE,E PILEIRO(LE | 732-34 SIMPSON AVE | 30         |
| 711.01 | 19     | PILEIRO, CHRISTOPHER M & JUDITH H   | 736-38 SIMPSON AVE | 30         |
| 111    | 10     | SWIFT, WILLIAM &GORMAN-SWIFT,CAROLE | 2 FIRST ST         | 30.5       |
| 311    | 2      | SISTERS OF THE BLESSED SACRAMENT    | 3 FOURTH ST        | 31         |
| 214    | 12     | Condo - 2 units                     | 228-30 SIMPSON AVE | 31.25      |
| 214    | 12.01  | Condo - 2 units                     | 232-34 SIMPSON AVE | 31.25      |
| 214    | 12.02  | Condo - 2 units                     | 236-38 SIMPSON AVE | 31.25      |
| 214    | 12.03  | Condo - 2 units                     | 240-42 SIMPSON AVE | 31.25      |
| 214    | 12.04  | Condo - 2 units                     | 244-46 SIMPSON AVE | 31.25      |
| 214    | 12.05  | Condo - 2 units                     | 248-50 SIMPSON AVE | 31.25      |
| 214    | 12.06  | Condo - 2 units                     | 252-54 SIMPSON AVE | 31.25      |
| 214    | 12.07  | Condo - 2 units                     | 256-58 SIMPSON AVE | 31.25      |
| 214    | 6      | Condo - 2 units                     | 213A&B BAY AVE     | 31.33      |
| 214    | 6.01   | Condo - 2 units                     | 209-11 BAY AVE     | 31.33      |
| 214    | 6.02   | Condo - 2 units                     | 205-07 BAY AVE     | 31.34      |
| 607    | 31     | SCHWEIBINZ, TARA                    | 115 SEVENTH ST     | 32         |
| 710    | 8.01   | SYKES, ANDREW H & MARIA G           | 721 MOORE AVE      | 32         |
| 710    | 8.02   | BROWNELL, RICHARD S & SANDRA J      | 717 MOORE AVE      | 32         |
| 111    | 9      | MERCER, GARY A & JOANN M            | 101 BAY AVE        | 32.5       |
| 607    | 13     | AMBER, EDWARD & JESSICA DEGRAFF-AMB | 100 SIXTH ST       | 32.5       |
| 111    | 14     | KABALA, COURTENAY                   | 10 FIRST ST        | 33         |
| 607    | 11     | BRIDGENS, DAVID J                   | 611 SIMPSON AVE    | 33         |
| 607    | 32     | NICKELS, DANIEL& STIRNWEISS,SHANNON | 117-19 SEVENTH ST  | 33         |
| 607    | 27, 28 | CORCORAN, JAMES M & DONNA L         | 640 HAVEN AVE      | 33         |
| 214    | 9      | Condo - 2 units                     | 208-10 SIMPSON AVE | 33.33      |
| 214    | 10     | Condo - 2 units                     | 212-14 SIMPSON AVE | 33.33      |
| 309    | 2.03   | Condo - 2 units                     | 313-15 HAVEN AVE   | 33.33      |
| 607    | 12     | RIANHARD, EDWARD                    | 607 SIMPSON AVE    | 33.33      |
| 214    | 8      | Condo - 2 units                     | 204-06 SIMPSON AVE | 33.34      |
| 309    | 2.02   | NORTH, WARREN E                     | 317-319 HAVEN AVE  | 33.34      |



| Block  | Lot   | Owner Name                           | Address            | Width (ft) |
|--------|-------|--------------------------------------|--------------------|------------|
| 608    | 9     | MITCHELL, WILLIAM S ETALS            | 610 SIMPSON AVE    | 33.51      |
| 607    | 10    | GURBUZ, HUSEYIN & MARGARET M         | 613 SIMPSON AVE    | 33.67      |
| 110    | 2     | Condo - 2 units                      | 145-47 SIMPSON AVE | 34         |
| 110    | 3     | Condo - 2 units                      | 141-43 SIMPSON AVE | 34         |
| 110    | 4     | Condo - 2 units                      | 137-39 SIMPSON AVE | 34         |
| 110    | 5     | Condo - 2 units                      | 133-35 SIMPSON AVE | 34         |
| 110    | 6     | Condo - 2 units                      | 129-31 SIMPSON AVE | 34         |
| 111    | 13    | MCCALL, JAMES D & MARYON, CAROL L    | 8 FIRST ST         | 34         |
| 608    | 1.01  | 2 Unit Condo                         | 649-51 BAY AVE     | 34         |
| 608    | 1.02  | WARK, TIMOTHY & ROBERT ETALS         | 645-47 BAY AVE     | 34         |
| 608    | 1.03  | 2 Unit Condo                         | 641-43 BAY AVE     | 34         |
| 608    | 1.04  | 2 Unit Condo                         | 637-39 BAY AVE     | 34         |
| 608    | 1.05  | 2 Unit Condo                         | 633-35 BAY AVE     | 34         |
| 608    | 11    | CITY OF OCEAN CITY                   | 614 SIMPSON AVE    | 34.17      |
| 110    | 13    | CONOLLY, SALLIE ANN                  | 110 FIRST ST       | 35         |
| 214    | 7     | Condo - 2 units                      | 200A SIMPSON AVE   | 35         |
| 214    | 7.01  | Condo - 2 units                      | 202A SIMPSON AVE   | 35         |
| 607    | 2     | MARZULLI, ROBERT J & JOANNE T        | 103 SEVENTH ST     | 35         |
| 607    | 29    | AIKEN, NANCY J                       | 644 HAVEN AVE      | 35         |
| 711    | 10    | LEHMAN, JOSEPH M JR                  | 10 SEVENTH ST      | 35         |
| 711    | 11    | DIAZ-NEGRONI, VIVIAN & CUEVAS, O & N | 12A&B SEVENTH ST   | 35         |
| 711.01 | 12    | HINKIN, JEFFREY WAYNE & JANAN KIMBE  | 8 SEVENTH ST       | 35         |
| 214    | 6.03  | Condo - 2 units                      | 201-03 BAY AVE     | 36         |
| 111    | 6     | SAILOR, PETER & LINDA                | 119 BAY AVE        | 37.2       |
| 608    | 19    | SHILOH BAPTIST CHURCH                | 7 SEVENTH ST       | 38.33      |
| 12     | 16.01 | GLEASON, BRIAN F & KATHERINE J       | 60 WEST AVE        | 40         |
| 109    | 2     | DENN, GWEN                           | 137-39 HAVEN AVE   | 40         |
| 109    | 3     | Condo - 2 units                      | 133-35 HAVEN AVE   | 40         |
| 109    | 4     | Condo - 2 units                      | 129-31 HAVEN AVE   | 40         |
| 109    | 5     | Condo - 2 units                      | 125 HAVEN AVE      | 40         |
| 109    | 6     | DADARIO, ANTHONY M & CECILIA         | 121 HAVEN AVE      | 40         |
| 109    | 7     | MAYO, ROSEMARIE & DAVID              | 117 HAVEN AVE      | 40         |
| 109    | 8     | BRUNO, ANTHONY M & ROBIN H           | 113-15 HAVEN AVE   | 40         |
| 109    | 9     | GALLELLI, FRANCO                     | 109 HAVEN AVE      | 40         |
| 109    | 12.01 | BRIELE, RICHARD D & EILEEN G         | 100 WEST AVE       | 40         |
| 109    | 22.02 | MOREIRA, LINDSAY & BURKE, BARBARA    | 160 WEST AVE       | 40         |
| 110    | 1     | Condo - 2 units                      | 149-51 SIMPSON AVE | 40         |
| 110    | 7     | MOORS, RICHARD F & KATHLEEN          | 125 SIMPSON AVE    | 40         |
| 110    | 7.01  | Condo - 2 units                      | 121-23 SIMPSON AVE | 40         |
| 110    | 8     | SMITH, JAMES P & KATHLEEN M          | 119 SIMPSON AVE    | 40         |
| 110    | 9     | SYKES, JEFFREY H & KATHRYN K         | 115 SIMPSON AVE    | 40         |
| 110    | 12    | D'ANTONIO, JEFFREY G & MARIE C, ETAL | 108 FIRST ST       | 40         |
| 110    | 14    | CAMPO, THOMAS J & MCDOWELL, MARY L   | 114 FIRST ST       | 40         |
| 110    | 15.01 | STANISLAW, RICHARD J & REBECCA W     | 112-14 HAVEN AVE   | 40         |
| 110    | 15.02 | FREY, RONALD F & MICHELE ANN         | 116 HAVEN AVE      | 40         |



| Block | Lot   | Owner Name                          | Address            | Width (ft) |
|-------|-------|-------------------------------------|--------------------|------------|
| 110   | 16    | JONES, JAMES H & JANICE A           | 120 HAVEN AVE      | 40         |
| 110   | 16.01 | SCHOENER, LEONARD                   | 124-26 HAVEN AVE   | 40         |
| 110   | 17    | MC CABE, JAMES E                    | 128 HAVEN AVE      | 40         |
| 110   | 18    | ANDREWS, JOHN & SUE                 | 132 HAVEN AVE      | 40         |
| 110   | 19    | CHEW, DORRIS J                      | 136 HAVEN AVE      | 40         |
| 111   | 2     | FOEHL, KURT M & SUSAN S             | 143 BAY AVE        | 40         |
| 111   | 2.01  | TURNBULL, GLENDON F & DANA L ROOS   | 139 BAY AVE        | 40         |
| 111   | 3     | CALLAGHAN, DANIEL P&COSTELLO,ASHLEY | 135 BAY AVE        | 40         |
| 111   | 3.01  | LAUGHLIN, JUDITH HALL               | 131 BAY AVE        | 40         |
| 111   | 4     | CROWLEY, TERRENCE & JENNIFER        | 123 BAY AVE        | 40         |
| 111   | 7     | DERBYSHIRE,WILLIAM R & KEYES,LYNDA  | 115 BAY AVE        | 40         |
| 111   | 16    | PRIOLO, DOMENIC & HYLAND, CATHERINE | 104 SIMPSON AVE    | 40         |
| 111   | 19    | FORTUNATO, EUGENE JR                | 120 SIMPSON AVE    | 40         |
| 111   | 20    | RADDI,SALVATORE F & BETH            | 124 SIMPSON AVE    | 40         |
| 111   | 21    | MC KEEVER, ARLINE C                 | 128 SIMPSON AVE    | 40         |
| 111   | 22    | LONGMIRE, RODNEY H & LOIS N         | 132 SIMPSON AVE    | 40         |
| 111   | 23    | TAYLOR, RANDY & LORI                | 138 SIMPSON AVE    | 40         |
| 111   | 24    | MURRAY, ROBERT W. & PHYLLIS C.      | 140 SIMPSON AVE    | 40         |
| 212   | 3     | CAVALLARO, THOMAS S & BARBARA J     | 253 HAVEN AVE      | 40         |
| 212   | 4     | LEON, GREGORY J                     | 251 HAVEN AVE      | 40         |
| 212   | 5     | WAGNER, THOMAS M & DONNA L          | 229 HAVEN AVE      | 40         |
| 212   | 6     | BESERIS, ANDREA                     | 225 HAVEN AVE      | 40         |
| 212   | 7     | SHAW, THOMAS E & ARDAN V            | 221-223 HAVEN AVE  | 40         |
| 212   | 8     | IMRISEK, DONALD D & DENISE A        | 217 HAVEN AVE      | 40         |
| 212   | 9.01  | DRUMM, THEOBALD E & ELIZABETH       | 211 HAVEN AVE      | 40         |
| 212   | 9.02  | HARCOLE LLC                         | 207 HAVEN AVE      | 40         |
| 212   | 10.02 | MCGONIGLE, WILLIAM C & ELLEN M      | 205 HAVEN AVE      | 40         |
| 213   | 3     | MCLAUGHLIN, JOHN & DEBORAH          | 237 SIMPSON AVE    | 40         |
| 213   | 4     | GEISLER-DIPALMA, VALERIE ANN        | 233 SIMPSON AVE    | 40         |
| 213   | 5     | COSTELLO,LEONARD & SOMERS,JENNIFER  | 229 SIMPSON AVE    | 40         |
| 213   | 6     | MC CALL, JOHN D & MARYANN F         | 225 SIMPSON AVE    | 40         |
| 213   | 7     | MOTLEY, JOHN I & RUBY B %J BERRIEN  | 221 SIMPSON AVE    | 40         |
| 213   | 8     | DUNFEE, JOHN F & AMY G              | 219 SIMPSON AVE    | 40         |
| 213   | 8.01  | SCHWARTZ, ROBERT & SUZANNE          | 217 SIMPSON AVE    | 40         |
| 213   | 9     | Condo - 2 units                     | 213-15 SIMPSON AVE | 40         |
| 213   | 10    | WOODWARD, WILLIAM E & LIDA          | 205 SIMPSON AVE    | 40         |
| 213   | 13    | GRANGER, LEVERN & MARILYN           | 204 HAVEN AVE      | 40         |
| 213   | 14    | LIVINGSTON, WILLIAM JR              | 208 HAVEN AVE      | 40         |
| 213   | 15    | MC FARLAND, PAULA                   | 212 HAVEN AVE      | 40         |
| 213   | 16    | CUTULI, ANTHONY N & KATHLEEN        | 216 HAVEN AVE      | 40         |
| 213   | 17    | MILES, THOMAS & MARY                | 220 HAVEN AVE      | 40         |
| 213   | 18    | SCHULER, MAIRI                      | 224 HAVEN AVE      | 40         |
| 213   | 19    | CRAWFORD, DOUGLAS C & TANYA R       | 228 HAVEN AVE      | 40         |
| 213   | 20    | MCFARLAND, NATHAN & KEMRY           | 232 HAVEN AVE      | 40         |
| 213   | 21    | GRAHAM, NATHANIEL & ANGELA          | 236 HAVEN AVE      | 40         |



| Block | Lot   | Owner Name                          | Address            | Width (ft) |
|-------|-------|-------------------------------------|--------------------|------------|
| 214   | 2     | Condo - 2 units                     | 233-35 BAY AVE     | 40         |
| 214   | 2.01  | Condo - 2 units                     | 229-31 BAY AVE     | 40         |
| 214   | 11    | CITY OF OCEAN CITY                  | 224-26 SIMPSON AVE | 40         |
| 214   | 12.08 | Condo - 2 units                     | 260-62 SIMPSON AVE | 40         |
| 309   | 3     | WALSH, BERNADETTE S                 | 309 HAVEN AVE      | 40         |
| 310   | 1.01  | Condo - 2 units                     | 341-43 SIMPSON AVE | 40         |
| 310   | 2.01  | Condo - 2 units                     | 337-39 SIMPSON AVE | 40         |
| 310   | 2.02  | Condo - 2 units                     | 333-35 SIMPSON AVE | 40         |
| 310   | 3     | Condo - 2 units                     | 329-31 SIMPSON AVE | 40         |
| 310   | 3.01  | Condo - 2 units                     | 325-27 SIMPSON AVE | 40         |
| 310   | 3.02  | Condo - 2 units                     | 321-23 SIMPSON AVE | 40         |
| 310   | 4     | HAMILTON WOODS, INC                 | 317-19 SIMPSON AVE | 40         |
| 310   | 5     | Condo - 2 units                     | 313-15 SIMPSON AVE | 40         |
| 310   | 6     | Condo - 2 units                     | 309-11 SIMPSON AVE | 40         |
| 310   | 7     | HASSINGER,KENNETH & TERESA & KENIII | 305 SIMPSON AVE    | 40         |
| 310   | 9     | Condo - 2 units                     | 300-02 HAVEN AVE   | 40         |
| 310   | 10    | 3 YOUNG SONS, LLC                   | 304 HAVEN AVE      | 40         |
| 310   | 11    | ROLLS, JOANNE                       | 310 HAVEN AVE      | 40         |
| 310   | 12    | ROONEY, DANIEL                      | 312 HAVEN AVE      | 40         |
| 310   | 13    | HUDAK, CHARLES S & KELLY ANNE       | 316 HAVEN AVE      | 40         |
| 311   | 4     | DIAMANTE HOMES LLC                  | 343 BAY AVE        | 40         |
| 311   | 5     | LIPSETT, CHRISTOPHER & JENNIFER A O | 341 BAY AVE        | 40         |
| 311   | 7     | HERRERA, MARK E & BETH L            | 325 BAY AVE        | 40         |
| 311   | 14.01 | WORRELL, CHRISTOPHER J & LORI A     | 301 BAY AVE        | 40         |
| 311   | 17    | WATSON, CLAY & GONZOPH, ALISON      | 308 SIMPSON AVE    | 40         |
| 311   | 18    | BENSON,WILLIAM D & ALEXSA REV TRUST | 312-14 SIMPSON AVE | 40         |
| 311   | 19    | SAILOR, JAMES A                     | 316-18 SIMPSON AVE | 40         |
| 311   | 19.01 | Condo - 2 units                     | 320-22 SIMPSON AVE | 40         |
| 311   | 20    | TRAUTMAN, MARK J & NATALIA          | 324 SIMPSON AVE    | 40         |
| 311   | 21    | LOVELL, STEWART & CYNTHIA B         | 328 SIMPSON AVE    | 40         |
| 311   | 22    | RESETAR, JASON J & MARY             | 330 SIMPSON AVE    | 40         |
| 311   | 23    | Condo - 2 units                     | 336 SIMPSON AVE    | 40         |
| 311   | 24    | GALLAGHER, KEVIN & REBECCA          | 340-42 SIMPSON AVE | 40         |
| 410   | 3     | ROWELL, SAMUEL & LULA M             | 437 SIMPSON AVE    | 40         |
| 410   | 4     | GILLEN, JOAN C                      | 433 SIMPSON AVE    | 40         |
| 410   | 5     | LINDNER,CHERYL & LORI S LEE-HUNT    | 429 SIMPSON AVE    | 40         |
| 410   | 9     | ZATYKO, STEPHEN A & BONNIE H        | 407 SIMPSON AVE    | 40         |
| 411   | 21.01 | MORRISSEY, ANNE & SCHRECK, MURIEL F | 404 SIMPSON AVE    | 40         |
| 411   | 21.02 | DELFERA, THOMAS J & LANA            | 406 SIMPSON AVE    | 40         |
| 411   | 23    | MORAN, MARSHA A & JAMES A           | 412 SIMPSON AVE    | 40         |
| 411   | 26    | ROBERTSON, CHRISTOPHER              | 432 SIMPSON AVE    | 40         |
| 411   | 27    | K AND N INVESTMENTS LLC             | 436-38 SIMPSON AVE | 40         |
| 411   | 28    | MARTIN, MARSHA                      | 440 SIMPSON AVE    | 40         |
| 607   | 1     | ZAMMIT, KEITH A & KATHRYN A         | 101 SEVENTH ST     | 40         |
| 607   | 3     | NUCIFORA, CHARLES GREG & BERNADETTE | 111 SEVENTH ST     | 40         |



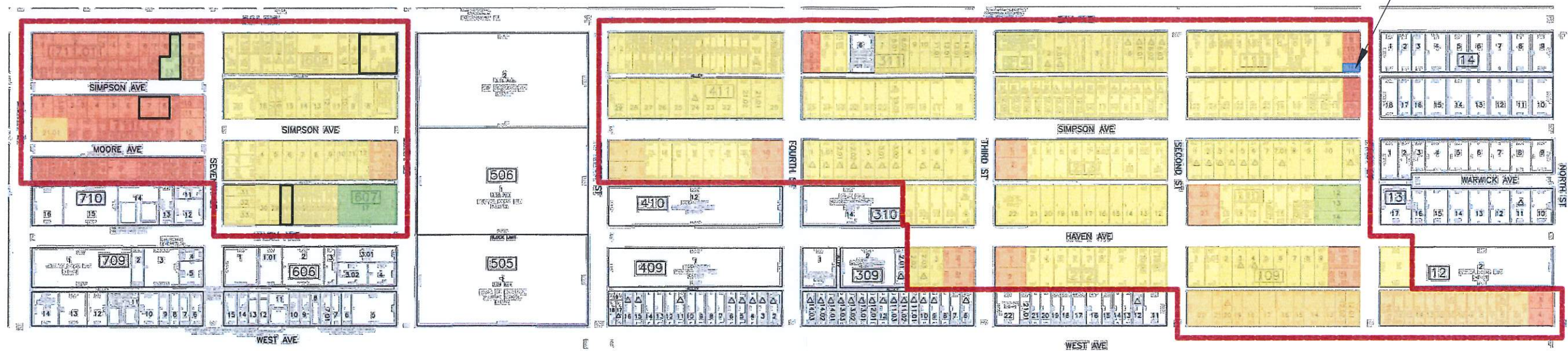
| Block | Lot   | Owner Name                            | Address            | Width (ft) |
|-------|-------|---------------------------------------|--------------------|------------|
| 607   | 4     | FARRELL, STEPHEN T & DAWN M           | 637 SIMPSON AVE    | 40         |
| 607   | 5     | DEFELICE, RONALD J & MARGARET A       | 633 SIMPSON AVE    | 40         |
| 607   | 6     | BACINO, BRENDA                        | 629 SIMPSON AVE    | 40         |
| 607   | 7     | POTTER, ALFRED & ELAINE               | 627 SIMPSON AVE    | 40         |
| 607   | 8     | BELLEFLEUR, LEO P SR & COLETTE M      | 617 SIMPSON AVE    | 40         |
| 607   | 30    | PHILLIPS, DOROTHY                     | 646 HAVEN AVE      | 40         |
| 608   | 1     | 2 Unit Condo                          | 653-55 BAY AVE     | 40         |
| 608   | 13    | AMOROSO, RICHARD M & JESSICA M        | 620 SIMPSON AVE    | 40         |
| 608   | 14    | GRADY, MICHAEL & PATRICIA             | 622 SIMPSON AVE    | 40         |
| 608   | 15    | BROOKS, SALLY R                       | 626 SIMPSON AVE    | 40         |
| 608   | 18    | SERMARINI, MARK & PATRICIA ETAL       | 636 SIMPSON AVE    | 40         |
| 710   | 1.01  | KOSTURKO, WILLIAM S & SUSAN M         | 745 MOORE AVE      | 40         |
| 710   | 10.02 | CASTORINO, DONNA                      | 701 MOORE AVE      | 40         |
| 711   | 1.01  | NAUDAIN, RICHARD & RICHARDS, LAUREN   | 755 SIMPSON AVE    | 40         |
| 111   | 5     | HINSLEY, DAVID W & ANTOINETTE M       | 121 BAY AVE        | 42.8       |
| 111   | 15    | DYJAK, BETH A                         | 12 FIRST ST        | 48         |
| 12    | 3     | FREDERICK, CLAIRE A                   | 208 NORTH ST       | 50         |
| 12    | 4     | SCANZAROLI, DONNA P & WORRELL, DEBORA | 212-14 NORTH ST    | 50         |
| 109   | 16    | SPINA, THOMAS JR & MONICA             | 128 WEST AVE       | 50         |
| 109   | 17    | FINLEY, MATTHEW & LEIGH ANN           | 130 WEST AVE       | 50         |
| 109   | 18    | FINLEY, MATTHEW & LEIGH ANN           | 136 WEST AVE       | 50         |
| 110   | 11    | Condo - 2 units                       | 100-02 FIRST ST    | 50         |
| 111   | 1     | MCCLOY, THOMAS W & MARY ELLEN         | 147 BAY AVE        | 50         |
| 111   | 25    | MELLIS, CHRISTOPHER G & ELIZA B       | 7 SECOND ST        | 50         |
| 212   | 10.01 | BOLGER, JOHN F & MARIE A              | 201 HAVEN AVE      | 50         |
| 213   | 1     | HARCOLE, LLC                          | 101 THIRD ST       | 50         |
| 213   | 11    | Condo - 2 units                       | 201-03 SIMPSON AVE | 50         |
| 213   | 12    | CLARK, THOMAS & BARBARA               | 200 HAVEN AVE      | 50         |
| 310   | 1     | Condo - 2 units                       | 345-47 SIMPSON AVE | 50         |
| 310   | 8     | CHAVARRIA, CARLA C                    | 100 THIRD ST       | 50         |
| 311   | 1     | ROBINSON, W WOOD & DEBRA A            | 345 BAY AVE        | 50         |
| 311   | 25    | SIROTT, STUART F                      | 344-46 SIMPSON AVE | 50         |
| 410   | 6     | MARIAN, DONNA J & HOLDEN, LEAH ETAL   | 425 SIMPSON AVE    | 50         |
| 410   | 7     | NATIONSTAR MORTGAGE LLC & CHAMPION    | 419 SIMPSON AVE    | 50         |
| 410   | 8     | CANTY, GEORGE JR & MARY F             | 413 SIMPSON AVE    | 50         |
| 411   | 19    | Condo - 2 units                       | 405-07 BAY AVE     | 50         |
| 411   | 19.01 | Condo - 2 units                       | 401-03 BAY AVE     | 50         |
| 411   | 20    | CRAWFORD, PRISCILLA                   | 12 FOURTH ST       | 50         |
| 411   | 24    | Condo - 2 units                       | 422-24 SIMPSON AVE | 50         |
| 411   | 25    | YOHO, KEVIN R & ARNOTT, MELISSA R     | 428 SIMPSON AVE    | 50         |
| 411   | 29    | LACKMAN, ALBERT R & JUDITH            | 15 FIFTH ST        | 50         |
| 607   | 33    | COASTLINE HOLDINGS, LLC               | 121 SEVENTH ST     | 50         |
| 110   | 21    | WILLIAMS, JOHN F & MARYANN            | 117 SECOND ST      | 55         |
| 410   | 2     | HARTMAN, ROBERT & CONCETTA            | 105 FIFTH ST       | 55         |
| 410   | 11    | BANIEWICZ, ESTHER, ETAL               | 104 FOURTH ST      | 55         |



| Block  | Lot      | Owner Name                          | Address              | Width (ft) |
|--------|----------|-------------------------------------|----------------------|------------|
| 109    | 10       | DI ORIO, DENNIS                     | 200 FIRST ST         | 57.5       |
| 109    | 11       | BROWN, JAMES A JR & MARGARET F      | 204 FIRST ST         | 57.5       |
| 212    | 1        | JACOBS, KAY & MCCORMAC, MAUREEN     | 203 THIRD ST         | 57.5       |
| 212    | 2        | BELL ATLANTIC PROP TAX DEPT RM 3137 | 207 THIRD ST         | 57.5       |
| 309    | 4        | CORKERY, MAURICE & JOAN             | 301 HAVEN AVE        | 57.5       |
| 309    | 5        | GIORDANO, MICHAEL K & PATRICIA V    | 204 THIRD ST         | 57.5       |
| 109    | 14       | ROADARMEL, BLANCHE M                | 114 WEST AVE         | 60         |
| 110    | 20       | LEEDS, WM F & JOANN M               | 113 SECOND ST        | 60         |
| 111    | 18       | MEOLA, JOSEPH J                     | 118 SIMPSON AVE      | 60         |
| 410    | 1        | HAFIZ, MOHAMED A                    | 101 FIFTH ST         | 60         |
| 410    | 10       | MCALISTER, SCOTT & JACQUELINE       | 100 FOURTH ST        | 60         |
| 411    | 22       | PASTUSZEK, MARTIN L & JOYCE L       | 408 SIMPSON AVE      | 60         |
| 711    | 1        | WHELAN, HERBERT W & GAILEY, SUSAN   | 9 EIGHTH ST          | 60         |
| 711    | 4        | THOMPSON, PORTIA L                  | 735 SIMPSON AVE      | 60         |
| 711    | 6        | PILEIRO, FRANCIS A & DANA S         | 729 SIMPSON AVE      | 60         |
| 711    | 13       | NORDBERG, CRAIG JR & JULIE A        | 710 MOORE AVE        | 60         |
| 711    | 20       | 2 Unit Condo                        | 744 MOORE AVE        | 60         |
| 711.01 | 1        | DOUGHERTY, DOMINICK & KORRIN K      | 1 EIGHTH ST          | 60         |
| 711.01 | 5        | SWETKOFF, PAUL W                    | 725 BAY AVE          | 60         |
| 711.01 | 21       | QUINTIN, JEFFREY L                  | 5 EIGHTH ST          | 60         |
| 711.01 | 9, 13    | SCOTT SIMPSON, LLC                  | 711 BAY AVENUE       | 60         |
| 213    | 2        | CRANE, ROBERT & MARY                | 103 THIRD ST         | 65         |
| 711    | 12       | MANZ, INGEBORG & ANTON              | 14 SEVENTH ST        | 65         |
| 711    | 21.01    | WALKER, DOUGLAS K & NANCY L HUGHES  | 15 EIGHTH ST         | 65         |
| 711.01 | 2.01     | SHIELDS, FRANCIS J & ROSEMARY J     | 739 BAY AVE          | 65         |
| 711.01 | 2.02     | KNOWLES, WARREN R & ELIZABETH GUZZO | 735 BAY AVE          | 65         |
| 711.01 | 10       | MIDDLETON, WILLIAM G & MAIRA A      | 701 BAY AVE          | 65         |
| 711.01 | 20.01    | LEONE, FRANK                        | 742 SIMPSON AVE      | 65         |
| 711.01 | 20.02    | MESSINA, SAMUEL & ERIKA J           | 748 SIMPSON AVE      | 65         |
| 608    | 20       | SCHLOESSER, ERIC S & MILLER, REGINA | 11 SEVENTH ST        | 76.67      |
| 110    | 10       | HANSEN, JOHN J & LORRAINE G         | 105 SIMPSON AVE      | 80         |
| 111    | 8        | LYNN, KAY A & SIDDONS, CAROL        | 107-09 BAY AVE       | 80         |
| 608    | 8        | 12 Unit Condo                       | 12 SIXTH ST          | 80         |
| 710    | 7        | CARAFI, MARCELLO & PATTI            | 727 MOORE AVE        | 86         |
| 12     | 1        | BORN, EDWARD T & ELIZABETH Y        | 201 FIRST ST         | 90         |
| 109    | 1 + 1.01 | 2ND & HAVEN, LLC                    | 141-47 HAVEN AVE     | 90         |
| 213    | 22       | CITY OF OCEAN CITY                  | 240 TO 244 HAVEN AVE | 90         |
| 311    | 16       | LENEGAN, JOSEPH & EILEEN            | 20 THIRD ST          | 90         |
| 711    | 7, 8     | PETERSON, JOLEEN & SCOTT, JUL-ANN P | 715-17 SIMPSON AVE   | 90         |
| 608    | 5, 6, 7  | MATERA, ROBERT & LISA               | 607 BAY AVE          | 110        |
| 214    | 1        | Condo - 6 units                     | 237-247 BAY AVE      | 115        |
| 607    | 17       | 6TH & HAVEN, LLC %EH MEYER & SON    | 112 SIXTH ST         | 115        |
| 608    | 2        | LAMARRG DEVELOPMENT CORP            | 625 BAY AVE          | 120        |
| 214    | 3        | Condo - 10 units                    | 215-221 BAY AVE      | 160        |



SUBJECT PARCEL



## NEN Zone Depth Comparison

Variance Application - Shaiko Residence  
The Hyland Group Project 32331.01  
September 29, 2020





## NEN Zone Lot Depth Comparison

Total No. Parcels

353

No of parcels with Lot Depth >50'

344

97%

| Block | Lot   | Owner Name                            | Address         | Depth (ft) |
|-------|-------|---------------------------------------|-----------------|------------|
| 111   | 9     | MERCER, GARY A & JOANN M              | 101 BAY AVE     | 50         |
| 111   | 10    | SWIFT, WILLIAM & GORMAN-SWIFT, CAROLE | 2 FIRST ST      | 50         |
| 111   | 11    | GOLIA, MERIDITH O & GEORGE A          | 4 FIRST ST      | 50         |
| 111   | 12    | SHAIKO, RONALD G                      | 6 FIRST ST      | 50         |
| 111   | 13    | MCCALL, JAMES D & MARYON, CAROL L     | 8 FIRST ST      | 50         |
| 111   | 14    | KABALA, COURTENAY                     | 10 FIRST ST     | 50         |
| 111   | 15    | DYJAK, BETH A                         | 12 FIRST ST     | 50         |
| 311   | 2     | SISTERS OF THE BLESSED SACRAMENT      | 3 FOURTH ST     | 50         |
| 311   | 3     | FISHER, SCOTT & KERNAN, MAGDALENA T   | 5 FOURTH ST     | 50         |
| 311   | 1     | ROBINSON, W WOOD & DEBRA A            | 345 BAY AVE     | 55         |
| 710   | 1.01  | KOSTURKO, WILLIAM S & SUSAN M         | 745 MOORE AVE   | 65         |
| 710   | 1.02  | MCDOWALL GARETH C & BONNIE            | 743 MOORE AVE   | 65         |
| 710   | 2     | MULDROW, ACKNEIL M II & RUTH ETALS    | 741 MOORE AVE   | 65         |
| 710   | 3     | POTTER, HARRY GREGORY TRUSTEE         | 739 MOORE AVE   | 65         |
| 710   | 4     | TRUSTEES OF ST JAMES A.M.E. CHURCH    | 737 MOORE AVE   | 65         |
| 710   | 5.01  | DIGREGORIO, EMILIO & MELISSA          | 735 MOORE AVE   | 65         |
| 710   | 5.02  | CIRILLO, GRACE E                      | 733 MOORE AVE   | 65         |
| 710   | 6     | SPENCE, CHARLES L & MARY              | 731 MOORE AVE   | 65         |
| 710   | 7     | CARAFI, MARCELLO & PATTI              | 727 MOORE AVE   | 65         |
| 710   | 8.01  | SYKES, ANDREW H & MARIA G             | 721 MOORE AVE   | 65         |
| 710   | 8.02  | BROWNELL, RICHARD S & SANDRA J        | 717 MOORE AVE   | 65         |
| 710   | 9.01  | MCDERMOTT, BRIAN & YOLANDA            | 713 MOORE AVE   | 65         |
| 710   | 9.02  | KAUFFMAN, RAYMOND P & PAMELA A        | 709 MOORE AVE   | 65         |
| 710   | 10.01 | DELROSSI, LISA                        | 705 MOORE AVE   | 65         |
| 710   | 10.02 | CASTORINO, DONNA                      | 701 MOORE AVE   | 65         |
| 711   | 1     | WHELAN, HERBERT W & GAILEY, SUSAN     | 9 EIGHTH ST     | 65         |
| 711   | 1.01  | NAUDAIN, RICHARD & RICHARDS, LAUREN   | 755 SIMPSON AVE | 65         |
| 711   | 2     | COX, WALTER C & JAVHAN O              | 749 SIMPSON AVE | 65         |
| 711   | 3     | DRAVE, STEPHEN D                      | 745 SIMPSON AVE | 65         |
| 711   | 4     | THOMPSON, PORTIA L                    | 735 SIMPSON AVE | 65         |
| 711   | 5     | LEGETTE, GLORIA ANN                   | 733 SIMPSON AVE | 65         |
| 711   | 6     | PILEIRO, FRANCIS A & DANA S           | 729 SIMPSON AVE | 65         |
| 711   | 9     | PETERSON, JOLEEN & SCOTT, JUL-ANN P   | 709 SIMPSON AVE | 65         |
| 711   | 10    | LEHMAN, JOSEPH M JR                   | 10 SEVENTH ST   | 65         |
| 711   | 13    | NORDBERG, CRAIG JR & JULIE A          | 710 MOORE AVE   | 65         |
| 711   | 14    | CASTELLANI, STEPHEN A & DONNA M       | 720 MOORE AVE   | 65         |
| 711   | 15    | ANDERSON, PATRICIA A                  | 722 MOORE AVE   | 65         |
| 711   | 16    | TALMADGE, JAMES F SR & ALTHEA P       | 724 MOORE AVE   | 65         |
| 711   | 17    | LONGMUIR, ALLISON & JAMES             | 728 MOORE AVE   | 65         |
| 711   | 18    | SCHWEIM, ROBERT J                     | 732 MOORE AVE   | 65         |



| Block  | Lot   | Owner Name                             | Address            | Depth (ft) |
|--------|-------|----------------------------------------|--------------------|------------|
| 711    | 19    | MACKIN, JAMES P & DEBRA A              | 736 MOORE AVE      | 65         |
| 711    | 20    | 2 Unit Condo                           | 744 MOORE AVE      | 65         |
| 711    | 21    | CAMACHO, RONALD J JR & JAMIE           | 748 MOORE AVE      | 65         |
| 711    | 7,8   | PETERSON, JOLEEN & SCOTT, JUL-ANN P    | 715-17 SIMPSON AVE | 65         |
| 711.01 | 1     | DOUGHERTY, DOMINICK & KORRIN K         | 1 EIGHTH ST        | 65         |
| 711.01 | 2.01  | SHIELDS, FRANCIS J & ROSEMARY J        | 739 BAY AVE        | 65         |
| 711.01 | 2.02  | KNOWLES, WARREN R & ELIZABETH GUZZO    | 735 BAY AVE        | 65         |
| 711.01 | 3     | PILEIRO, CHRISTOPHER M & JUDITH H      | 731 BAY AVE        | 65         |
| 711.01 | 4     | PILEIRO, ELEANOR TSTEE, E PILEIRO (LE) | 729 BAY AVE        | 65         |
| 711.01 | 5     | SWETKOFF, PAUL W                       | 725 BAY AVE        | 65         |
| 711.01 | 6     | SMEETON, CELESTE J                     | 721 BAY AVE        | 65         |
| 711.01 | 7     | CROSSAN, EDWARD ETUX, ETALS            | 717 BAY AVE        | 65         |
| 711.01 | 8     | STARRS, DANIEL J & JENNIFER K          | 713-15 BAY AVE     | 65         |
| 711.01 | 14    | 2 Unit Condo                           | 716-18 SIMPSON AVE | 65         |
| 711.01 | 15    | LASH, DONALD & RUTH DUNFEE-            | 720 SIMPSON AVE    | 65         |
| 711.01 | 16    | HORNER, WILLIAM & SCOTT                | 724-26 SIMPSON AVE | 65         |
| 711.01 | 17    | HORNER, CHARLES R 3RD & HOLLY A        | 728-30 SIMPSON AVE | 65         |
| 711.01 | 18    | PILEIRO, ELEANOR TSTEE, E PILEIRO (LE) | 732-34 SIMPSON AVE | 65         |
| 711.01 | 19    | PILEIRO, CHRISTOPHER M & JUDITH H      | 736-38 SIMPSON AVE | 65         |
| 711.01 | 20.01 | LEONE, FRANK                           | 742 SIMPSON AVE    | 65         |
| 711.01 | 20.02 | MESSINA, SAMUEL & ERIKA J              | 748 SIMPSON AVE    | 65         |
| 711.01 | 21    | QUINTIN, JEFFREY L                     | 5 EIGHTH ST        | 65         |
| 12     | 3     | FREDERICK, CLAIRE A                    | 208 NORTH ST       | 70         |
| 12     | 4     | SCANZAROLI, DONNA P & WORRELL, DEBORA  | 212-14 NORTH ST    | 70         |
| 711    | 11    | DIAZ-NEGRONI, VIVIAN & CUEVAS, O & N   | 12A & B SEVENTH ST | 70         |
| 711    | 12    | MANZ, INGEBORG & ANTON                 | 14 SEVENTH ST      | 70         |
| 711.01 | 10    | MIDDLETON, WILLIAM G & MAIRA A         | 701 BAY AVE        | 70         |
| 711.01 | 11    | MARINUCCI, MARLA                       | 6 SEVENTH ST       | 70         |
| 711.01 | 12    | HINKIN, JEFFREY WAYNE & JANAN KIMBE    | 8 SEVENTH ST       | 70         |
| 607    | 13    | AMBER, EDWARD & JESSICA DEGRAFF-AMB    | 100 SIXTH ST       | 80         |
| 607    | 14    | DOYLE, LEO F JR & BERNARDINE           | 102 SIXTH ST       | 80         |
| 607    | 15    | MCCORMICK, JOSEPH & KATHLEEN           | 104 SIXTH ST       | 80         |
| 607    | 16    | GHEEN, BRENDAN                         | 106 SIXTH ST       | 80         |
| 109    | 10    | DI ORIO, DENNIS                        | 200 FIRST ST       | 90         |
| 109    | 11    | BROWN, JAMES A JR & MARGARET F         | 204 FIRST ST       | 90         |
| 110    | 20    | LEEDS, WM F & JOANN M                  | 113 SECOND ST      | 90         |
| 110    | 21    | WILLIAMS, JOHN F & MARYANN             | 117 SECOND ST      | 90         |
| 212    | 1     | JACOBS, KAY & MCCORMAC, MAUREEN        | 203 THIRD ST       | 90         |
| 212    | 2     | BELL ATLANTIC PROP TAX DEPT RM 3137    | 207 THIRD ST       | 90         |
| 213    | 1     | HARCOLE, LLC                           | 101 THIRD ST       | 90         |
| 213    | 2     | CRANE, ROBERT & MARY                   | 103 THIRD ST       | 90         |
| 309    | 4     | CORKERY, MAURICE & JOAN                | 301 HAVEN AVE      | 90         |
| 309    | 5     | GIORDANO, MICHAEL K & PATRICIA V       | 204 THIRD ST       | 90         |
| 410    | 10    | MCALISTER, SCOTT & JACQUELINE          | 100 FOURTH ST      | 90         |
| 410    | 11    | BANIEWICZ, ESTHER, ETAL                | 104 FOURTH ST      | 90         |



| Block | Lot   | Owner Name                            | Address           | Depth (ft) |
|-------|-------|---------------------------------------|-------------------|------------|
| 607   | 1     | ZAMMIT, KEITH A & KATHRYN A           | 101 SEVENTH ST    | 90         |
| 607   | 2     | MARZULLI, ROBERT J & JOANNE T         | 103 SEVENTH ST    | 90         |
| 607   | 3     | NUCIFORA, CHARLES GREG & BERNADETTE   | 111 SEVENTH ST    | 90         |
| 607   | 31    | SCHWEIBINZ, TARA                      | 115 SEVENTH ST    | 90         |
| 607   | 32    | NICKELS, DANIEL & STIRNWEISS, SHANNON | 117-19 SEVENTH ST | 90         |
| 607   | 33    | COASTLINE HOLDINGS, LLC               | 121 SEVENTH ST    | 90         |
| 608   | 19    | SHILOH BAPTIST CHURCH                 | 7 SEVENTH ST      | 90         |
| 608   | 20    | SCHLOESSER, ERIC S & MILLER, REGINA   | 11 SEVENTH ST     | 90         |
| 12    | 5.01  | FROST, JASON & KATE                   | 8 WEST AVE        | 100        |
| 12    | 5.02  | BENZ, WILLIAM J & DONNA               | 12 WEST AVE       | 100        |
| 12    | 6     | Condo - 2 units                       | 16-18 WEST AVE    | 100        |
| 12    | 7     | MYERS, KEVIN L                        | 20 WEST AVE       | 100        |
| 12    | 8     | WISHAM, EDMUND L & NANCY M            | 24 WEST AVE       | 100        |
| 12    | 9     | COSTIGAN, DONNA                       | 28 WEST AVE       | 100        |
| 12    | 10    | FAMA, ANTHONY & MICHELE DIANE FAMA    | 32 WEST AVE       | 100        |
| 12    | 11    | Condo - 2 units                       | 36-38 WEST AVE    | 100        |
| 12    | 12    | KOHR, DANIEL J & ANDREA L             | 42 WEST AVE       | 100        |
| 12    | 13    | DEMARCO, PHILLIP & KIMBERLY           | 46 WEST AVE       | 100        |
| 12    | 14    | STEFFIER, LORA & PATRICK, KARIN ETAL  | 48 WEST AVE       | 100        |
| 12    | 15    | BEERHALTER, DANIEL L JR & MARJORIE    | 52 WEST AVE       | 100        |
| 12    | 16    | GLEASON, BRIAN F & KATHERINE J        | 56 WEST AVE       | 100        |
| 12    | 16.01 | GLEASON, BRIAN F & KATHERINE J        | 60 WEST AVE       | 100        |
| 109   | 12.01 | BRIELE, RICHARD D & EILEEN G          | 100 WEST AVE      | 100        |
| 109   | 12.02 | ROCKWELL, RICHARD & CAROL ANN         | 104 WEST AVE      | 100        |
| 109   | 13    | LOMBARD, WILLIAM JR                   | 108 WEST AVE      | 100        |
| 109   | 14    | ROADARMEL, BLANCHE M                  | 114 WEST AVE      | 100        |
| 109   | 15    | CANCELMO, ANNE                        | 120 WEST AVE      | 100        |
| 109   | 16    | SPINA, THOMAS JR & MONICA             | 128 WEST AVE      | 100        |
| 109   | 17    | FINLEY, MATTHEW & LEIGH ANN           | 130 WEST AVE      | 100        |
| 109   | 18    | FINLEY, MATTHEW & LEIGH ANN           | 136 WEST AVE      | 100        |
| 109   | 19    | SCARBOROUGH, LINDA L                  | 144 WEST AVE      | 100        |
| 109   | 20    | Condo - 2 units                       | 148-50 WEST AVE   | 100        |
| 109   | 21    | HUDSON, JESSE & THERESE               | 152 WEST AVE      | 100        |
| 109   | 22.01 | BABCOCK, JOSEPH & NANCY               | 156 WEST AVE      | 100        |
| 109   | 22.02 | MOREIRA, LINDSAY & BURKE, BARBARA     | 160 WEST AVE      | 100        |
| 410   | 1     | HAFIZ, MOHAMED A                      | 101 FIFTH ST      | 100        |
| 410   | 2     | HARTMAN, ROBERT & CONCETTA            | 105 FIFTH ST      | 100        |
| 711   | 21.01 | WALKER, DOUGLAS K & NANCY L HUGHES    | 15 EIGHTH ST      | 100        |
| 12    | 1     | BORN, EDWARD T & ELIZABETH Y          | 201 FIRST ST      | 115        |
| 109   | 2     | DENN, GWEN                            | 137-39 HAVEN AVE  | 115        |
| 109   | 3     | Condo - 2 units                       | 133-35 HAVEN AVE  | 115        |
| 109   | 4     | Condo - 2 units                       | 129-31 HAVEN AVE  | 115        |
| 109   | 5     | Condo - 2 units                       | 125 HAVEN AVE     | 115        |
| 109   | 6     | DADARIO, ANTHONY M & CECILIA          | 121 HAVEN AVE     | 115        |
| 109   | 7     | MAYO, ROSEMARIE & DAVID               | 117 HAVEN AVE     | 115        |



| Block | Lot      | Owner Name                           | Address            | Depth (ft) |
|-------|----------|--------------------------------------|--------------------|------------|
| 109   | 8        | BRUNO, ANTHONY M & ROBIN H           | 113-15 HAVEN AVE   | 115        |
| 109   | 9        | GALLELLI, FRANCO                     | 109 HAVEN AVE      | 115        |
| 109   | 1 + 1.01 | 2ND & HAVEN, LLC                     | 141-47 HAVEN AVE   | 115        |
| 110   | 1        | Condo - 2 units                      | 149-51 SIMPSON AVE | 115        |
| 110   | 2        | Condo - 2 units                      | 145-47 SIMPSON AVE | 115        |
| 110   | 3        | Condo - 2 units                      | 141-43 SIMPSON AVE | 115        |
| 110   | 4        | Condo - 2 units                      | 137-39 SIMPSON AVE | 115        |
| 110   | 5        | Condo - 2 units                      | 133-35 SIMPSON AVE | 115        |
| 110   | 6        | Condo - 2 units                      | 129-31 SIMPSON AVE | 115        |
| 110   | 7        | MOORS, RICHARD F & KATHLEEN          | 125 SIMPSON AVE    | 115        |
| 110   | 7.01     | Condo - 2 units                      | 121-23 SIMPSON AVE | 115        |
| 110   | 8        | SMITH, JAMES P & KATHLEEN M          | 119 SIMPSON AVE    | 115        |
| 110   | 9        | SYKES, JEFFREY H & KATHRYN K         | 115 SIMPSON AVE    | 115        |
| 110   | 10       | HANSEN, JOHN J & LORRAINE G          | 105 SIMPSON AVE    | 115        |
| 110   | 11       | Condo - 2 units                      | 100-02 FIRST ST    | 115        |
| 110   | 15.01    | STANISLAW, RICHARD J & REBECCA W     | 112-14 HAVEN AVE   | 115        |
| 110   | 15.02    | FREY, RONALD F & MICHELE ANN         | 116 HAVEN AVE      | 115        |
| 110   | 16       | JONES, JAMES H & JANICE A            | 120 HAVEN AVE      | 115        |
| 110   | 16.01    | SCHOENER, LEONARD                    | 124-26 HAVEN AVE   | 115        |
| 110   | 17       | MC CABE, JAMES E                     | 128 HAVEN AVE      | 115        |
| 110   | 18       | ANDREWS, JOHN & SUE                  | 132 HAVEN AVE      | 115        |
| 110   | 19       | CHEW, DORRIS J                       | 136 HAVEN AVE      | 115        |
| 111   | 1        | MCCLOY, THOMAS W & MARY ELLEN        | 147 BAY AVE        | 115        |
| 111   | 2        | FOEHL, KURT M & SUSAN S              | 143 BAY AVE        | 115        |
| 111   | 2.01     | TURNBULL, GLENDON F & DANA L ROOS    | 139 BAY AVE        | 115        |
| 111   | 3        | CALLAGHAN, DANIEL P&COSTELLO,ASHLEY  | 135 BAY AVE        | 115        |
| 111   | 3.01     | LAUGHLIN, JUDITH HALL                | 131 BAY AVE        | 115        |
| 111   | 4        | CROWLEY, TERRENCE & JENNIFER         | 123 BAY AVE        | 115        |
| 111   | 5        | HINSLEY, DAVID W & ANTOINETTE M      | 121 BAY AVE        | 115        |
| 111   | 6        | SAILOR, PETER & LINDA                | 119 BAY AVE        | 115        |
| 111   | 7        | DERBYSHIRE, WILLIAM R & KEYES, LYNDA | 115 BAY AVE        | 115        |
| 111   | 8        | LYNN, KAY A & SIDDONS, CAROL         | 107-09 BAY AVE     | 115        |
| 111   | 16       | PRIOLO, DOMENIC & HYLAND, CATHERINE  | 104 SIMPSON AVE    | 115        |
| 111   | 17.01    | BIONDI, PAT D & GREY, CYNTHIA        | 108 SIMPSON AVE    | 115        |
| 111   | 17.02    | MCNAMARA, ROBERT J & NANCY E         | 112 SIMPSON AVE    | 115        |
| 111   | 18       | MEOLA, JOSEPH J                      | 118 SIMPSON AVE    | 115        |
| 111   | 19       | FORTUNATO, EUGENE JR                 | 120 SIMPSON AVE    | 115        |
| 111   | 20       | RADDI, SALVATORE F & BETH            | 124 SIMPSON AVE    | 115        |
| 111   | 21       | MC KEEVER, ARLINE C                  | 128 SIMPSON AVE    | 115        |
| 111   | 22       | LONGMIRE, RODNEY H & LOIS N          | 132 SIMPSON AVE    | 115        |
| 111   | 23       | TAYLOR, RANDY & LORI                 | 138 SIMPSON AVE    | 115        |
| 111   | 24       | MURRAY, ROBERT W. & PHYLLIS C.       | 140 SIMPSON AVE    | 115        |
| 111   | 25       | MELLIS, CHRISTOPHER G & ELIZA B      | 7 SECOND ST        | 115        |
| 212   | 3        | CAVALLARO, THOMAS S & BARBARA J      | 253 HAVEN AVE      | 115        |
| 212   | 4        | LEON, GREGORY J                      | 251 HAVEN AVE      | 115        |



| Block | Lot   | Owner Name                           | Address              | Depth (ft) |
|-------|-------|--------------------------------------|----------------------|------------|
| 212   | 5     | WAGNER, THOMAS M & DONNA L           | 229 HAVEN AVE        | 115        |
| 212   | 6     | BESERIS, ANDREA                      | 225 HAVEN AVE        | 115        |
| 212   | 7     | SHAW, THOMAS E & ARDAN V             | 221-223 HAVEN AVE    | 115        |
| 212   | 8     | IMRISEK, DONALD D & DENISE A         | 217 HAVEN AVE        | 115        |
| 212   | 9.01  | DRUMM, THEOBALD E & ELIZABETH        | 211 HAVEN AVE        | 115        |
| 212   | 9.02  | HARCOLE LLC                          | 207 HAVEN AVE        | 115        |
| 212   | 10.01 | BOLGER, JOHN F & MARIE A             | 201 HAVEN AVE        | 115        |
| 212   | 10.02 | MCGONIGLE, WILLIAM C & ELLEN M       | 205 HAVEN AVE        | 115        |
| 213   | 3     | MCLAUGHLIN, JOHN & DEBORAH           | 237 SIMPSON AVE      | 115        |
| 213   | 4     | GEISLER-DIPALMA, VALERIE ANN         | 233 SIMPSON AVE      | 115        |
| 213   | 5     | COSTELLO, LEONARD & SOMERS, JENNIFER | 229 SIMPSON AVE      | 115        |
| 213   | 6     | MC CALL, JOHN D & MARYANN F          | 225 SIMPSON AVE      | 115        |
| 213   | 7     | MOTLEY, JOHN I & RUBY B %J BERRIEN   | 221 SIMPSON AVE      | 115        |
| 213   | 8     | DUNFEE, JOHN F & AMY G               | 219 SIMPSON AVE      | 115        |
| 213   | 8.01  | SCHWARTZ, ROBERT & SUZANNE           | 217 SIMPSON AVE      | 115        |
| 213   | 9     | Condo - 2 units                      | 213-15 SIMPSON AVE   | 115        |
| 213   | 10    | WOODWARD, WILLIAM E & LIDA           | 205 SIMPSON AVE      | 115        |
| 213   | 11    | Condo - 2 units                      | 201-03 SIMPSON AVE   | 115        |
| 213   | 12    | CLARK, THOMAS & BARBARA              | 200 HAVEN AVE        | 115        |
| 213   | 13    | GRANGER, LEVERN & MARILYN            | 204 HAVEN AVE        | 115        |
| 213   | 14    | LIVINGSTON, WILLIAM JR               | 208 HAVEN AVE        | 115        |
| 213   | 15    | MC FARLAND, PAULA                    | 212 HAVEN AVE        | 115        |
| 213   | 16    | CUTULI, ANTHONY N & KATHLEEN         | 216 HAVEN AVE        | 115        |
| 213   | 17    | MILES, THOMAS & MARY                 | 220 HAVEN AVE        | 115        |
| 213   | 18    | SCHULER, MAIRI                       | 224 HAVEN AVE        | 115        |
| 213   | 19    | CRAWFORD, DOUGLAS C & TANYA R        | 228 HAVEN AVE        | 115        |
| 213   | 20    | MCFARLAND, NATHAN & KEMRY            | 232 HAVEN AVE        | 115        |
| 213   | 21    | GRAHAM, NATHANIEL & ANGELA           | 236 HAVEN AVE        | 115        |
| 213   | 22    | CITY OF OCEAN CITY                   | 240 TO 244 HAVEN AVE | 115        |
| 214   | 2     | Condo - 2 units                      | 233-35 BAY AVE       | 115        |
| 214   | 2.01  | Condo - 2 units                      | 229-31 BAY AVE       | 115        |
| 214   | 3     | Condo - 10 units                     | 215-221 BAY AVE      | 115        |
| 214   | 6     | Condo - 2 units                      | 213A&B BAY AVE       | 115        |
| 214   | 6.01  | Condo - 2 units                      | 209-11 BAY AVE       | 115        |
| 214   | 6.02  | Condo - 2 units                      | 205-07 BAY AVE       | 115        |
| 214   | 6.03  | Condo - 2 units                      | 201-03 BAY AVE       | 115        |
| 214   | 7     | Condo - 2 units                      | 200A SIMPSON AVE     | 115        |
| 214   | 7.01  | Condo - 2 units                      | 202A SIMPSON AVE     | 115        |
| 214   | 8     | Condo - 2 units                      | 204-06 SIMPSON AVE   | 115        |
| 214   | 9     | Condo - 2 units                      | 208-10 SIMPSON AVE   | 115        |
| 214   | 10    | Condo - 2 units                      | 212-14 SIMPSON AVE   | 115        |
| 214   | 11    | CITY OF OCEAN CITY                   | 224-26 SIMPSON AVE   | 115        |
| 214   | 12    | Condo - 2 units                      | 228-30 SIMPSON AVE   | 115        |
| 214   | 12.01 | Condo - 2 units                      | 232-34 SIMPSON AVE   | 115        |
| 214   | 12.02 | Condo - 2 units                      | 236-38 SIMPSON AVE   | 115        |



| Block | Lot   | Owner Name                          | Address            | Depth (ft) |
|-------|-------|-------------------------------------|--------------------|------------|
| 214   | 12.03 | Condo - 2 units                     | 240-42 SIMPSON AVE | 115        |
| 214   | 12.04 | Condo - 2 units                     | 244-46 SIMPSON AVE | 115        |
| 214   | 12.05 | Condo - 2 units                     | 248-50 SIMPSON AVE | 115        |
| 214   | 12.06 | Condo - 2 units                     | 252-54 SIMPSON AVE | 115        |
| 214   | 12.07 | Condo - 2 units                     | 256-58 SIMPSON AVE | 115        |
| 214   | 12.08 | Condo - 2 units                     | 260-62 SIMPSON AVE | 115        |
| 309   | 2.02  | NORTH, WARREN E                     | 317-319 HAVEN AVE  | 115        |
| 309   | 2.03  | Condo - 2 units                     | 313-15 HAVEN AVE   | 115        |
| 309   | 3     | WALSH, BERNADETTE S                 | 309 HAVEN AVE      | 115        |
| 310   | 1     | Condo - 2 units                     | 345-47 SIMPSON AVE | 115        |
| 310   | 1.01  | Condo - 2 units                     | 341-43 SIMPSON AVE | 115        |
| 310   | 2.01  | Condo - 2 units                     | 337-39 SIMPSON AVE | 115        |
| 310   | 2.02  | Condo - 2 units                     | 333-35 SIMPSON AVE | 115        |
| 310   | 3     | Condo - 2 units                     | 329-31 SIMPSON AVE | 115        |
| 310   | 3.01  | Condo - 2 units                     | 325-27 SIMPSON AVE | 115        |
| 310   | 3.02  | Condo - 2 units                     | 321-23 SIMPSON AVE | 115        |
| 310   | 4     | HAMILTON WOODS, INC                 | 317-19 SIMPSON AVE | 115        |
| 310   | 5     | Condo - 2 units                     | 313-15 SIMPSON AVE | 115        |
| 310   | 6     | Condo - 2 units                     | 309-11 SIMPSON AVE | 115        |
| 310   | 7     | HASSINGER,KENNETH & TERESA & KENIII | 305 SIMPSON AVE    | 115        |
| 310   | 8     | CHAVARRIA, CARLA C                  | 100 THIRD ST       | 115        |
| 310   | 9     | Condo - 2 units                     | 300-02 HAVEN AVE   | 115        |
| 310   | 10    | 3 YOUNG SONS, LLC                   | 304 HAVEN AVE      | 115        |
| 310   | 11    | ROLLS, JOANNE                       | 310 HAVEN AVE      | 115        |
| 310   | 12    | ROONEY, DANIEL                      | 312 HAVEN AVE      | 115        |
| 310   | 13    | HUDAK, CHARLES S & KELLY ANNE       | 316 HAVEN AVE      | 115        |
| 311   | 4     | DIAMANTE HOMES LLC                  | 343 BAY AVE        | 115        |
| 311   | 5     | LIPSETT, CHRISTOPHER & JENNIFER A O | 341 BAY AVE        | 115        |
| 311   | 7     | HERRERA, MARK E & BETH L            | 325 BAY AVE        | 115        |
| 311   | 8.01  | BENEDETTO, DAVID J & SPEARS, BONNIE | 323 BAY AVE        | 115        |
| 311   | 8.02  | CONNER, WILLIAM L & LINDA B         | 319 BAY AVE        | 115        |
| 311   | 9     | LLOYD, ALAN & COURTNEY              | 315 BAY AVE        | 115        |
| 311   | 10    | GIBSON, STEPHEN R & GIBSON, ROBERT  | 309-11 BAY AVE     | 115        |
| 311   | 11.01 | GASPER, CURT & LISA                 | 307 BAY AVE        | 115        |
| 311   | 12.01 | BENNER, GEORGE M                    | 305 BAY AVE        | 115        |
| 311   | 13.01 | MCLELLAN, SCOTT W & SUSAN E         | 303 BAY AVE        | 115        |
| 311   | 14.01 | WORRELL, CHRISTOPHER J & LORI A     | 301 BAY AVE        | 115        |
| 311   | 16    | LENEGAN, JOSEPH & EILEEN            | 20 THIRD ST        | 115        |
| 311   | 17    | WATSON, CLAY & GONZOPH, ALISON      | 308 SIMPSON AVE    | 115        |
| 311   | 18    | BENSON,WILLIAM D & ALEXSA REV TRUST | 312-14 SIMPSON AVE | 115        |
| 311   | 19    | SAILOR, JAMES A                     | 316-18 SIMPSON AVE | 115        |
| 311   | 19.01 | Condo - 2 units                     | 320-22 SIMPSON AVE | 115        |
| 311   | 20    | TRAUTMAN, MARK J & NATALIA          | 324 SIMPSON AVE    | 115        |
| 311   | 21    | LOVELL, STEWART & CYNTHIA B         | 328 SIMPSON AVE    | 115        |
| 311   | 22    | RESETAR, JASON J & MARY             | 330 SIMPSON AVE    | 115        |



| Block | Lot   | Owner Name                           | Address            | Depth (ft) |
|-------|-------|--------------------------------------|--------------------|------------|
| 311   | 23    | Condo - 2 units                      | 336 SIMPSON AVE    | 115        |
| 311   | 24    | GALLAGHER, KEVIN & REBECCA           | 340-42 SIMPSON AVE | 115        |
| 311   | 25    | SIROTT, STUART F                     | 344-46 SIMPSON AVE | 115        |
| 410   | 3     | ROWELL, SAMUEL & LULA M              | 437 SIMPSON AVE    | 115        |
| 410   | 4     | GILLEN, JOAN C                       | 433 SIMPSON AVE    | 115        |
| 410   | 5     | LINDNER, CHERYL & LORI S LEE-HUNT    | 429 SIMPSON AVE    | 115        |
| 410   | 6     | MARIAN, DONNA J & HOLDEN, LEAH ETAL  | 425 SIMPSON AVE    | 115        |
| 410   | 7     | NATIONSTAR MORTGAGE LLC & CHAMPION   | 419 SIMPSON AVE    | 115        |
| 410   | 8     | CANTY, GEORGE JR & MARY F            | 413 SIMPSON AVE    | 115        |
| 410   | 9     | ZATYKO, STEPHEN A & BONNIE H         | 407 SIMPSON AVE    | 115        |
| 411   | 1     | CHANDRA, PUSHPA                      | 443 BAY AVE        | 115        |
| 411   | 2     | WILLIAMS, NICOLE C, JOHN R & KATHY T | 441 BAY AVE        | 115        |
| 411   | 3     | MALONY, MARTIN B JR & JOAN           | 439 BAY AVE        | 115        |
| 411   | 4     | KERCHNER, BRIAN HERBERT              | 437 BAY AVE        | 115        |
| 411   | 5     | MURPHY, LISA                         | 435 BAY AVE        | 115        |
| 411   | 6     | KELLER, MAUREEN                      | 433 BAY AVE        | 115        |
| 411   | 7     | MCALLEESE, GINA & DEBORAH & BRIAN    | 431 BAY AVE        | 115        |
| 411   | 8     | EVANS, DAVID A & LINDA E             | 429 BAY AVE        | 115        |
| 411   | 9     | STASNY, WILLIAM SR & GINA M          | 427 BAY AVE        | 115        |
| 411   | 10    | MASON, CHRISTOPHER & CHRISTINE       | 425 BAY AVE        | 115        |
| 411   | 11    | BURDETTE, LOUISE J                   | 423 BAY AVE        | 115        |
| 411   | 12    | BYRNE, MICHAEL J & JOHANNA @J BYRNE  | 421 BAY AVE        | 115        |
| 411   | 13    | BUSZA, MICHAEL SR & PHYLLIS          | 419 BAY AVE        | 115        |
| 411   | 14    | BRUEY, ALPHONSUS J III & CAROL       | 417 BAY AVE        | 115        |
| 411   | 15    | NOLAN, JOHN J & ROSINA C             | 415 BAY AVE        | 115        |
| 411   | 16    | SMITH, MARSHALL C III                | 413 BAY AVE        | 115        |
| 411   | 17    | DEVLIN, ROBERT J & LINDA M           | 411 BAY AVE        | 115        |
| 411   | 18    | KROUSE, RICHARD E JR & THERESA C     | 409 BAY AVE        | 115        |
| 411   | 19    | Condo - 2 units                      | 405-07 BAY AVE     | 115        |
| 411   | 19.01 | Condo - 2 units                      | 401-03 BAY AVE     | 115        |
| 411   | 20    | CRAWFORD, PRISCILLA                  | 12 FOURTH ST       | 115        |
| 411   | 21.01 | MORRISSEY, ANNE & SCHRECK, MURIEL F  | 404 SIMPSON AVE    | 115        |
| 411   | 21.02 | DELFERA, THOMAS J & LANA             | 406 SIMPSON AVE    | 115        |
| 411   | 22    | PASTUSZEK, MARTIN L & JOYCE L        | 408 SIMPSON AVE    | 115        |
| 411   | 23    | MORAN, MARSHA A & JAMES A            | 412 SIMPSON AVE    | 115        |
| 411   | 24    | Condo - 2 units                      | 422-24 SIMPSON AVE | 115        |
| 411   | 25    | YOHO, KEVIN R & ARNOTT, MELISSA R    | 428 SIMPSON AVE    | 115        |
| 411   | 26    | ROBERTSON, CHRISTOPHER               | 432 SIMPSON AVE    | 115        |
| 411   | 27    | K AND N INVESTMENTS LLC              | 436-38 SIMPSON AVE | 115        |
| 411   | 28    | MARTIN, MARSHA                       | 440 SIMPSON AVE    | 115        |
| 411   | 29    | LACKMAN, ALBERT R & JUDITH           | 15 FIFTH ST        | 115        |
| 607   | 4     | FARRELL, STEPHEN T & DAWN M          | 637 SIMPSON AVE    | 115        |
| 607   | 5     | DEFELICE, RONALD J & MARGARET A      | 633 SIMPSON AVE    | 115        |
| 607   | 6     | BACINO, BRENDA                       | 629 SIMPSON AVE    | 115        |
| 607   | 7     | POTTER, ALFRED & ELAINE              | 627 SIMPSON AVE    | 115        |



| Block  | Lot     | Owner Name                          | Address         | Depth (ft) |
|--------|---------|-------------------------------------|-----------------|------------|
| 607    | 8       | BELLEFLEUR, LEO P SR & COLETTE M    | 617 SIMPSON AVE | 115        |
| 607    | 9       | GOLD, RICHARD E                     | 615 SIMPSON AVE | 115        |
| 607    | 10      | GURBUZ, HUSEYIN & MARGARET M        | 613 SIMPSON AVE | 115        |
| 607    | 11      | BRIDGENS, DAVID J                   | 611 SIMPSON AVE | 115        |
| 607    | 12      | RIANHARD, EDWARD                    | 607 SIMPSON AVE | 115        |
| 607    | 18      | MOSES, RUBY                         | 622 HAVEN AVE   | 115        |
| 607    | 19      | WASHINGTON, SALIM & DELILAH BAINES- | 624 HAVEN AVE   | 115        |
| 607    | 20      | GRANESE, GIANCARLO & NANCY          | 626 HAVEN AVE   | 115        |
| 607    | 21      | THE DAVISH FAMILY LLC               | 628 HAVEN AVE   | 115        |
| 607    | 22      | STRAUB, STEPHEN J & DORI M          | 630 HAVEN AVE   | 115        |
| 607    | 23      | GRIFFIN, WILLIAM                    | 632 HAVEN AVE   | 115        |
| 607    | 24      | MASON, RAYMOND J JR & STEPHANIE L   | 634 HAVEN AVE   | 115        |
| 607    | 25      | GRANESE, GIANCARLO & NANCY          | 636 HAVEN AVE   | 115        |
| 607    | 26      | FLORA, THANH                        | 638 HAVEN AVE   | 115        |
| 607    | 29      | AIKEN, NANCY J                      | 644 HAVEN AVE   | 115        |
| 607    | 30      | PHILLIPS, DOROTHY                   | 646 HAVEN AVE   | 115        |
| 607    | 27, 28  | CORCORAN, JAMES M & DONNA L         | 640 HAVEN AVE   | 115        |
| 608    | 1       | 2 Unit Condo                        | 653-55 BAY AVE  | 115        |
| 608    | 1.01    | 2 Unit Condo                        | 649-51 BAY AVE  | 115        |
| 608    | 1.02    | WARK,TIMOTHY & ROBERT ETALS         | 645-47 BAY AVE  | 115        |
| 608    | 1.03    | 2 Unit Condo                        | 641-43 BAY AVE  | 115        |
| 608    | 1.04    | 2 Unit Condo                        | 637-39 BAY AVE  | 115        |
| 608    | 1.05    | 2 Unit Condo                        | 633-35 BAY AVE  | 115        |
| 608    | 2       | LAMARRG DEVELOPMENT CORP            | 625 BAY AVE     | 115        |
| 608    | 3       | 2 Unit Condo                        | 615-17 BAY AVE  | 115        |
| 608    | 4       | 2 Unit Condo                        | 611-13 BAY AVE  | 115        |
| 608    | 8       | 12 Unit Condo                       | 12 SIXTH ST     | 115        |
| 608    | 9       | MITCHELL, WILLIAM S ETALS           | 610 SIMPSON AVE | 115        |
| 608    | 10      | HAYES, A M @ DORIS ELLIS            | 612 SIMPSON AVE | 115        |
| 608    | 11      | CITY OF OCEAN CITY                  | 614 SIMPSON AVE | 115        |
| 608    | 12      | LYONS, CECILIA P                    | 616 SIMPSON AVE | 115        |
| 608    | 13      | AMOROSO, RICHARD M & JESSICA M      | 620 SIMPSON AVE | 115        |
| 608    | 14      | GRADY, MICHAEL & PATRICIA           | 622 SIMPSON AVE | 115        |
| 608    | 15      | BROOKS, SALLY R                     | 626 SIMPSON AVE | 115        |
| 608    | 16      | THOMPSON, ALVA                      | 632 SIMPSON AVE | 115        |
| 608    | 17      | THOMPSON, ALVA                      | 634 SIMPSON AVE | 115        |
| 608    | 18      | SERMARINI, MARK & PATRICIA ETAL     | 636 SIMPSON AVE | 115        |
| 608    | 5, 6, 7 | MATERA, ROBERT & LISA               | 607 BAY AVE     | 115        |
| 214    | 1       | Condo - 6 units                     | 237-247 BAY AVE | 120        |
| 110    | 12      | D'ANTONIO, JEFFREY G & MARIE C,ETAL | 108 FIRST ST    | 130        |
| 110    | 13      | CONOLLY, SALLIE ANN                 | 110 FIRST ST    | 130        |
| 110    | 14      | CAMPO,THOMAS J & MCDOWELL,MARY L    | 114 FIRST ST    | 130        |
| 711.01 | 9, 13   | SCOTT SIMPSON,LLC                   | 711 BAY AVENUE  | 130        |
| 607    | 17      | 6TH & HAVEN, LLC %EH MEYER & SON    | 112 SIXTH ST    | 170        |